District of Mackenzie

Zoning Bylaw No. 1368, 2017

Consolidated for Convenience Only

Explanatory Note

Bylaw No. 1368 - The purpose of this Zoning Bylaw is to provide a clear and efficient system of land use regulation within the District of Mackenzie. This will ensure orderly, economic, equitable and environmentally sensitive use, development and redevelopment of lands within the District of Mackenzie with regard to the provisions and contents of the District of Mackenzie's Official Community Plan Bylaw.

Amending Bylaws:

Zoning Amendment Bylaw No. 1371 – Adopted November 27th, 2017.

Bylaw No. 1371 amends District Lot 13173, Cariboo District, Plan 6TU1957 be rezoned from A2 (Agricultural Zone) to RR1 (Rural Residential 1 Zone).

Zoning Amendment Bylaw No. 1378 – Adopted November 27th, 2017.

Zoning Bylaw No. 1378 limits chicken coop size to a maximum of 8 square meters and 2 meters in height, it defines "coop" and "pen" for backyard hen enclosures, and removes "shipping container" from the list of accessory uses in the Service Commercial Zone.

Zoning Amendment Bylaw No. 1389 – Adopted May 28th, 2018.

Bylaw No. 1389 is being amended to include definitions for "cannabis" and "retail cannabis sales" in Section 3, while also updating the definition of "retail store" to specify that it excludes retail cannabis sales.

Zoning Amendment Bylaw No. 1401 – Adopted October 9th, 2018.

Bylaw No. 1401 is being amended to define "Cannabis Operation" and "Cannabis Plant," establish regulations for Retail Cannabis Sales—including distance requirements from schools and compliance with noise and odor restrictions—and permit both Retail Cannabis Sales and Cannabis Operations as principal uses in designated zones.

Zoning Amendment Bylaw No. 1405 – Adopted January 14th, 2019.

Bylaw No. 1405 includes amendments to the introduction of specific definitions for "Brewery & Distillery, Major," "Brewery & Distillery, Minor," and "Winery & Cidery," while removing the previous general definition of "Brewery and Distillery Operation." Additionally, the bylaw updates various sections to establish these new categories as permitted principal uses

Zoning Amendment Bylaw No. 1409 – Adopted April 23rd, 2019.

Bylaw No. 1409 includes amendments to regulate the parking and storage of vehicles in residential zones.

Zoning Amendment Bylaw No.1414 – Adopted May 27th, 2019.

Bylaw No. 1414 includes amendments to the regulation of campgrounds owned and operated by the District of Mackenzie.

Zoning Amendment Bylaw No.1415 – Adopted May 27th, 2019.

Bylaw No. 1415 adds in the definition and regulation of a Rural Retail Store along with permitting the use of Rural Retail Store for #1 Alberta Drive.

Zoning Amendment Bylaw No.1416 – Adopted May 27th, 2019.

Bylaw No. 1416 adds the use of “Restaurant, Drive Through” to Section 9.2 (C1 General Commercial Zone).

Zoning Amendment Bylaw No.1418 – Adopted June 24th, 2019.

Bylaw No. 1418 rezones Lot 1, Plan PGP35540 District Lot 12463 from R1 Single Family Residential to C1 General Commercial.

Zoning Amendment Bylaw No.1427 – Adopted December 9th, 2019.

Bylaw No. 1427 adds the use of Daycare Centre to Section 9.1 (Comprehensive Development Zone).

Zoning Amendment Bylaw No.1435 – Adopted April 27th, 2020.

Bylaw No. 1435 defines and permits various types of housing, including Transitional, Supportive, Adaptable, and Emergency Housing, across multiple residential and commercial zones. It establishes specific off-street parking requirements for each housing type and encourages the provision of amenity spaces for Transitional and Adaptable Housing.

Zoning Amendment Bylaw No.1443 – Adopted August 10th, 2020.

Bylaw No. 1443 adds the use of Daycare Centre to Section 8.3 & 8.4 (Residential 1 Zone, Residential 2 Zone).

Zoning Amendment Bylaw No.1444 – Adopted August 10th, 2020.

Bylaw No. 1444 changes the introduction of a new definition for "Attached Suite,". Additionally, several modifications were made to the general regulations in Section 4, including the removal of certain provisions related to attached suites in Section 4.22, the requirement for one off-street parking space for each suite, and the removal of attached and detached suites as principal uses in the R2 (Two-Family Residential) zone. The bylaw now permits attached suites as an accessory use in the R2, R3, RM1, RM2, and RM3 zones, and detached suites are allowed as an accessory use in the R2 zone. These amendments are intended to clarify and regulate the use of suites in residential areas.

Zoning Amendment Bylaw No.1445 September 12th, 2020.

Bylaw No. 1445, 2020 updates Section 4.14 regarding fence regulations. It limits fences in front of principal buildings across all zones to a maximum height of 1.2 metres, restricts side fences on residential properties to a height of 1.8 metres, and requires fences adjacent to highways to be permeable, except in residential (R) zones. These amendments are intended to standardize fence heights and styles for better safety, aesthetics, and functionality.

Zoning Amendment Bylaw No.1461 May 25th,2021.

Bylaw No.1461 includes adding a definition for Assembly Hall, describing it as a building used for gatherings such as civic, educational, political, social, or community workshops. Additionally, Assembly Halls and Clubs, lodges, and meeting halls are proposed as permitted principal uses in the C2 – Service Commercial Zone. These changes aim to allow such facilities in the C2 zone for community and social purposes.

Zoning Amendment Bylaw No.1462 July 12th,2021.

Bylaw No. 1462 adds the use of Campground be added as a Principle Use to District Lot 13148 Cariboo District.

Zoning Amendment Bylaw No.1464 March 12th,2022.

Zoning Amendment Bylaw No. 1464, adds Agriculture, Agriculture Intensive, and Commercial Greenhouse as permitted principal uses in the M1 – Light Industrial Zone. Additionally, it allows Farm Garden Stands as permitted accessory uses in the same zone. These changes aim to expand land use options in the M1 zone to support agricultural activities.

Zoning Amendment Bylaw No. 1503 August 2023

Zoning Amendment Bylaw No. 1503 adds “Ducks” to the existing regulation regarding Hen and Bee Keeping.

Zoning Amendment Bylaw No. 1517

Zoning Amendment Bylaw No. 1517, updates Zoning Bylaw No. 1368 to conform to provincial standards regarding accessory dwelling units.

Zoning Amendment Bylaw No. 1518

Zoning Amendment Bylaw No. 1518 permits the use of a shipping container for relocation purposes as well as adds in a non-cost permit for both relocation and renovation purposes.

DISTRICT OF MACKENZIE

BYLAW NO. 1368

A bylaw to provide a clear and efficient system of land use regulation within the District of Mackenzie.

WHEREAS Council wishes to repeal the District of Mackenzie "Zoning Bylaw No. 1114, 2006", as amended, and wishes to adopt a new zoning bylaw for the health, safety and protection of persons and property, pursuant to Section 479 of the *Local Government Act*.

AND WHEREAS Council has held a Public Hearing pursuant to Section 464 of the *Local Government Act*;

NOW THEREFORE Council of the District of Mackenzie, in open meeting, hereby enacts as follows:

1. This Bylaw may be cited as "Zoning Bylaw No. 1368, 2017".

2. The following schedules attached hereto are hereby made part of this Bylaw and adopted as the Zoning Bylaw for the District of Mackenzie:

    a) Schedule A (Zoning Bylaw Text)
    b) Schedule B (District Wide Zoning Bylaw Map)

3. If any section, subsection, sentence, clause, phrase or map in this Bylaw is for any reason held to be invalid by the decision of any court or competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

4. Bylaw No. 1114, 2006, cited as "Zoning Bylaw No. 1114, 2006" and amendments thereto as it applies to the District of Mackenzie is hereby repealed.

READ a first time this 14 day of August, 2017.

READ a second time this 14 day of August, 2017.

RECEIVED a Public Hearing this 28 day of August, 2017.

READ a third time this 23 day of October, 2017

Certified correct as passed Third Reading this 23 day of October, 2017.

_____
Corporate Officer

ADOPTED this 23 day of October, 2017.

I hereby certify the foregoing
to be a true and correct copy
of the District of Mackenzie
Bylaw No. 1368 cited as
"Zoning Bylaw No. 1368, 2017".

_____

Mayor

_____

Corporate Officer

_____

Corporate Officer

Schedule A - Zoning Bylaw

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SECTION 1 Basic Provisions

1.1 Purpose

1. The purpose of this Zoning Bylaw is to provide a clear and efficient system of land use regulation within the District of Mackenzie. This will ensure orderly, economic, equitable and environmentally sensitive use, development and redevelopment of lands within the District of Mackenzie with regard to the provisions and contents of the District of Mackenzie's Official Community Plan Bylaw.

1.2 Application

1. This Bylaw applies to all land, buildings and structures, including the surface of water, within the legal boundaries of the District of Mackenzie as shown on Schedule "B" (Zoning Bylaw Map).

1.3 Conformity

1. All land within the District of Mackenzie must be used and all buildings and structures must be constructed, altered, located or used in conformance to provisions as listed in this Bylaw and the District's Official Community Plan.

1.4 Severability

1. If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion must be severed and the decision that it is invalid shall not affect the validity of the remaining portion of this bylaw.

1.5 Measurements

1. All dimensions and other measurements in this Bylaw are expressed in the standard International Units (Metric) System.

1.6 Applicable Regulations

1. Where this Bylaw sets out both general and specific regulations that could apply to a situation, the specific regulation shall apply.

1.7 Compliance with Other Bylaws and Legislation

1. In addition to this Bylaw, a person is responsible for ascertaining and complying with the requirements of all other applicable municipal bylaws, and provincial and federal statutes and legislation.

SECTION 2 Administration

2.1 Inspection

1. The persons designated as bylaw enforcement officers, the building inspector, or other officers of the District of Mackenzie, who may be appointed by Council, are hereby authorized to enter, at all reasonable times, any day of the week, on any property that is subject to regulations under this Bylaw to ascertain whether the provisions of this Bylaw are being adhered to.

2.2 Violation

1. Every person who:

   i. Violates any provision of this Bylaw

   ii. Causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw

   iii. Neglects or omits to do anything required under this Bylaw

   iv. Carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this Bylaw

   v. Fails to comply with an order, direction or notice given under this Bylaw

   vi. Prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer onto property under Section 2.1

   shall be deemed to be guilty, upon summary conviction, of an offence under this Bylaw.

2.3 Offences and Penalties

1. This bylaw may be enforced by means of a ticket issued under the District of Mackenzie Municipal Ticket Information Bylaw.

2. Every person who violates any provisions of this Bylaw or who suffers or permits any act or activity to be done in contravention of this Bylaw, or who refuses, omits, or neglects to fulfil, observe, carry out, or perform any duty or obligation imposed by this Bylaw is liable upon summary conviction, to a fine and penalty not exceeding $10,000 and the costs of prosecution.

3. Each day during which an offence against this Bylaw is continued, it will be deemed to constitute a new and separate offence.

4. The penalties imposed will be in addition to and not in substitution for any other penalty or remedy imposed by this Bylaw.

2.4 Prohibition

1. Uses not listed in a particular zone are prohibited.

2.5 Non-Conformance with Siting, Size and Shape Requirements

1. A building existing at the time of adoption of this Bylaw that fails to comply with the requirements relating to siting, size and shape must not be altered or extended unless such alterations or extensions are in accordance with the requirements of this Bylaw.

SECTION 3 Definitions

ABUT or ABUTTING means immediately contiguous to, or physically touching, and when used with respect to parcels, means two parcels that share a common parcel line.

ACCESSORY BUILDING means a building or structure that is incidental to, secondary to, or exclusively devoted to the principal use, building or structure permitted by this Bylaw on the same parcel. An accessory building or structure may be located on the common property in a bare land strata plan or on a strata parcel in that strata plan. Accessory buildings exclude heat pumps and other mechanical or electrical equipment, gas meters or propane tanks that are permanently affixed to a building or structure by way of plumbing or other duct work.

ACCESSORY DWELLING UNIT means a self-contained dwelling unit located within a principal building or in an accessory building on the same parcel as a principal commercial, industrial or institutional building or use. Accessory dwelling units can only be used to provide accommodation for persons employed on the parcel, owner(s) of the parcel, or for a caretaker or operator associated with a commercial, industrial or institutional use on the parcel. An accessory dwelling unit does not include a suite and can only accommodate 2 or less persons.

ACCESSORY USE means a use that is incidental to, secondary to, or exclusively devoted to the principal use located on the same parcel.

Amended by Bylaw No. 1435

Adaptable Housing means a residential building and related dwelling units designed for accessibility for people whose mobility is limited due to age, disability or illness and in accordance with standards specified under the British Columbia Building Code.

AGGREGATE STORAGE AND PROCESSING means the use of a parcel, buildings or structure for the production of asphalt, gravel, sand, stone, soil and other aggregate materials through processes involving moving, storage, washing, screening, crushing and refining.

AGRICULTURE means the primary production of farm products such as wheat or other grains, vegetables, fruits, greenhouses, plant nurseries, orchards, vineyards or other field crops and commercial bee keeping operations.

AGRICULTURE, INTENSIVE means the primary production of farm products such as dairy and/or poultry products, cattle, hogs, sheep or other animals, wheat or other grains, vegetables, fruits, greenhouses, plant nurseries, orchards, vineyards, mushrooms or other field crops. This includes feedlots and the slaughtering and processing of animals reared on the premises.

AIRCRAFT STORAGE, SALES, RENTAL AND REPAIR means the use of any building, structure or parcel for the storage, sales, rental and repair of aircraft.

AIRPORT TERMINAL means a building where passengers transfer between ground transportation and the facilities that allow them to board and disembark aircraft. Airport terminals may include restaurants and retail uses that accessory to the principal use.

AMENITY SPACE means outdoor or indoor space provided in a development and specifically designed for the tenants' use of cultural, social and recreational activities and, except as specifically permitted in the zone, not used for commercial purposes. Such spaces may include, but are not limited to, communal meeting spaces, plazas, sports and fitness facilities, cultural facilities, rooftop gardens, tennis courts, swimming pools, garden plots, and children's play structures.

APARTMENT means a single building consisting of three or more dwelling units on a parcel, where each dwelling unit has its principal access from a common entrance or hallway. Ground level dwelling units may have the principal access from a common entrance or hallway or may have direct ground level access to the outside.

Amended by Bylaw No. 1461

ASSEMBLY HALL means a building or part of a building used for the gathering together of groups or persons for a specific function that may include meetings for civic, educational, political, social or community workshop purposes.

AUCTION SALES means the offering for sale of new and used goods and equipment by means of a request or invitation for bid, and may include temporary indoor and outdoor storage of such goods and equipment but does not include ordinary Retail Store uses. Auction sales involving livestock or heavy machinery are only permitted in the M1 and M2 zones.

AUTOMOBILE SALES AND SERVICING means a business engaged in car, truck and recreational vehicle sales and rental. Automobile repair, painting, part sales and body or glass services may be also be included, provided that these services are fully contained within in the principal building. Automobile sales and vehicle servicing may exist separately as a use on a parcel or be combined.

AUTOMOBILE WRECKING YARD means an area outside of an enclosed building where motor vehicles are disassembled, and where vehicles are not in operable condition and used parts of motor vehicles are stored and sold.

AVIATION FUEL SALES means any building or land used or intended to be used for the sale of fuels specifically for aircraft only.

AVIATION TRAINING AND TRADE SCHOOLS means any buildings or land use for the education, training or instruction of aircraft operation, maintenance and repair and includes administration offices required for the provision of such services on the same site.

Amended by Bylaw No. 1503

BACKYARD HEN AND DUCK ENCLOSURE means the use of land for the keeping of domestic hens and/or ducks for egg laying purposes.

BED AND BREAKFAST means an accessory use within a single-detached dwelling that provides temporary lodging for tourists and visitors where guest rooms are rented for periods of less than thirty (30) days.

BEE KEEPING means the use of land for the keeping of honey bees for the purpose of honey production.

Amended by Bylaw No. 1405

BREWERY DISTILLERY, MAJOR refers to the brewing, distilling, storage and manufacturing of beverage products with an alcoholic content exceeding 1% by volume. Production, manufacturing and selling of any liquor product(s) must be licensed by the Liquor Control and Licensing Act. This use may include the accessory retail of:

a) liquor products manufactured on-site; and

b) merchandise specific to the brewery & distillery function and company branding.

Brewery & Distillery, Minor refers to the brewing, distilling, storage and manufacturing of beverage products with an alcoholic content exceeding 1% by volume. Production, manufacturing and selling of any liquor product(s) must be licensed by the Liquor Control and Licensing Act. All processes, functions and mechanical equipment associated with this use must be contained indoors. The total area for manufacturing shall be limited to a maximum of 275 m2.This use may include the accessory retail of:

a) liquor products manufactured on-site; and

b) merchandise specific to the brewery 8L distillery function and company branding.

BUILDING means a structure located on the ground and supported by columns or walls which is designed, erected or intended for the support, enclosure or protection of persons, animals, or property.

BUILDING AREA means the greatest horizontal area of a building above grade within the outside surface of exterior walls, excluding balconies, canopies, sun shades, eaves and gutters, fire escapes, steps and open and closed terraces at grade and similar projections.

BUILDING, PRINCIPAL means a building which contains the principal use on a parcel and includes attached garages and carports, but does not include accessory buildings.

BUILDING WIDTH means the greater of the two horizontal dimensions of a building or structure. In the case of a mobile home, this means the width of the mobile home exclusive of any structural additions attached thereto which were not a section or intended to be a section of the mobile home at the time of its manufacture.

BUILDING INSPECTOR means the official or officials appointed by the Council of the District of Mackenzie to administer and enforce the provisions of the BC Building Code, the District of Mackenzie Building Bylaw and this Bylaw.

BUILDING SUPPLY ESTABLISHMENT means the supply and storage of materials that are incorporated into the structure of a building including hardware, lumber, wall-paneling, and carpet, but excluding furniture and appliances that are normally removed by the owner upon the sale of a building, and also excluding concrete mix plants and other building supply manufacturing and processing plants.

BULK FUELING STATION means any building or land used or intended to be used for the sale of fuels or lubricants to vehicles and equipment, either through the use of keys, cards or service attendants, but does not include a service station.

CABIN means a building with a maximum floor area of 55 m² (592 sq. ft.), designed and built as an independent and separate housekeeping establishment that is not used for residential purposes and provided as short term accommodation to visitors. Where dining and sanitary facilities are not provided on the same parcel, each "Cabin" shall include separate kitchen and sanitary facilities.

CANOPY means a freestanding or projecting roof structure that is attached to a building and has no part that is fully enclosed by walls.

CARPORT means a roofed structure that is enclosed less than 75% around the perimeter and is used for the residential parking of automobiles.

CAR RENTAL AGENCY means any parcel or portion thereof used for the commercial rental of personal vehicles for short term durations.

CAMPGROUND means the use of a parcel, buildings or other structures for a range of temporary overnight camping experiences, from tenting to recreational vehicle sites and seasonal cabins or cottages, as well as accessory facilities which support the use, such as administration offices and laundry facilities.

CAMPING PARTY means a group of not more than 6 adult persons camping together.

CAMPSITE means an area or space in a campground used for one camping party.

Amended by Bylaw No. 1389

CANNABIS means cannabis as defined in the Controlled Drugs and Substances Act and includes any products containing cannabis and its derivatives;

Amended by Bylaw No. 1401

CANNABIS OPERATION means the cultivating, growing, producing, packaging, storing, distributing, dispensing, advertising, trading, consumption, or selling of cannabis or its derivatives but excludes District approved Cannabis Retail Store.

Amended by Bylaw No. 1401

CANNABIS PLANT means a cannabis plant as defined by the Cannabis Act (Canada), subject to any prescribed modifications.

CAR AND TRUCK WASH means a facility used for washing or cleaning cars or trucks on an automated or semi-automated basis

CASINO, CLASS 1 means the use of premises for the purposes of playing or operating games of chance or mixed chance and skill on which money may be wagered and for which a license has been issued by the British Columbia Gaming Commission to a registered charity as licensee, but does not include player-operated video lottery terminals, slot machines, electronic bingo, pari-mutuel betting and non-player operated video lottery terminals.

CEMETERY means land that is set apart or used as a place for the interment of the deceased within the meaning of the *Cremation, Interment, and Funeral Services Act*.

CIVIC USE means land, buildings or facilities used by a government, government agency, or non-profit organization for matters related to public parks and recreation, education, health, welfare, administration, safety, communications or public works.

COMMERCIAL GREENHOUSE means a commercial use for the display and retail sale of plants grown either on or off of the premises, garden and landscaping materials and supplies, garden furniture and includes the sale of incidental refreshments while the greenhouse is open to the public, and the sale of seasonal fresh fruit and produce.

COMMERCIAL STORAGE means a self-contained building or group of buildings containing lockers or individual units available for rent for the storage of personal goods or a facility used exclusively to store bulk goods. No combustible goods or products may be stored at a commercial storage facility.

COMMUNITY CARE FACILITY means the use of premises operated as a community care facility by a licensee under the *Community Care and Assisted Living Act*, to provide residential care to persons not related by blood or marriage to the licensee, or if the licensee is a corporation, to any director, officer or member of the corporation.

COMMUNITY GARDEN means land gardened by individuals or non-profit groups for the purpose of providing a garden experience, education and local food production. A community garden may be developed to increase local food security for an individual, family or non-profit group, but not for private sale.

CONVENIENCE STORE means the retail sale of goods required by on a day to day basis. Typical uses include but are not limited to small food stores selling confectionery, tobacco, groceries, personal care items, printed matter, or the rental of videos. This use does not include the sale of alcoholic beverages.

COOKING FACILITY means a room or portion thereof that contains equipment necessary for the preparation of meals.

Amended by Bylaw No. 1503

COOP means a covered enclosed structure to shelter hens or ducks.

COUNCIL means the Municipal Council for the District of Mackenzie.

CSA means the Canadian Standards Association.

CULTURAL FACILITY means the use of land, buildings or a portion thereof for an art gallery, art studio or museum, or the use of a building or a portion thereof for the performing arts or the showing of dramatic, musical or other live performances.

C-ZONE means the C1, C2 and CD1 zones,

DAYCARE means a facility that provides care, supervision, or social or educational training to no more than eight children, which may or may not be licensed pursuant to *the Community Care and Assisted Living Act*, and specifically does not include a pre-school or school.

DAYCARE CENTRE means a facility that provides care, supervision, or social or educational training to more than eight children, which is licensed pursuant to the *Community Care and Assisted Living Act*, and specifically does not include a pre-school or school.

DENSITY, GROSS means a measure of the intensity of development to the area of the parcel. Gross density is typically measured in units/hectare and is calculated by the total number of residential units in a development area divided by total development area, which includes all roads, utility right of ways and greenspaces within the development area.

DRIVEWAY IMPROVED means an area which is used for parking motor vehicles (excluding buses), recreational vehicles, boats and trailers, which is graded to ensure the surface water is disposed of and surfaced with an asphalt, concrete or similar surface.

DWELLING means a standalone building designed to contain one or more dwelling units for the purpose of permanent habitation on a full time basis. A dwelling does not include hotels, motels or community care facilities.

DWELLING, DUPLEX means a building used or designed for use as two self-contained dwelling units above or below each other, with each having direct access or shared access to the outside. A duplex may be designed and constructed as two dwelling units at initial construction or through the conversion of an existing building.

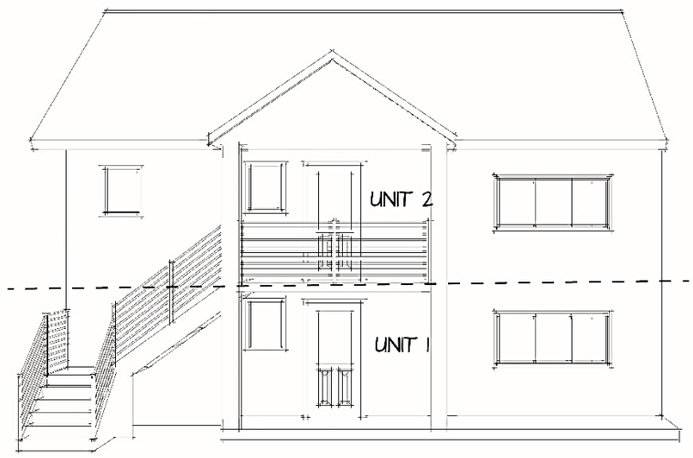


Figure 1 - Duplex Dwelling

DWELLING, ROW HOUSE means a building consisting of a row of at least four side-by-side dwelling units, which shares at least one party wall with an adjoining dwelling unit.



Figure 2 - Row House Dwelling

DWELLING, SINGLE DETACHED means a building that contains only one dwelling unit and is completely separated by open space on all sides from any other structure, except its own garage or shed. This use includes manufactured homes that conform to CSA A277 or CSA Z240 standards.

DWELLING, SEMI-ATTACHED means a building used or designed for use as two self-contained dwelling units, each having direct access to the outside at grade level, and where neither unit is wholly or partly above the other. The individual units within a semi-detached building may be side by side, with the main entrances to each dwelling unit facing the front property line. Semi-detached units may also be front-to-back, with the main entrance of one dwelling unit facing the front property line and the main entrance of the other dwelling unit facing the rear property line.

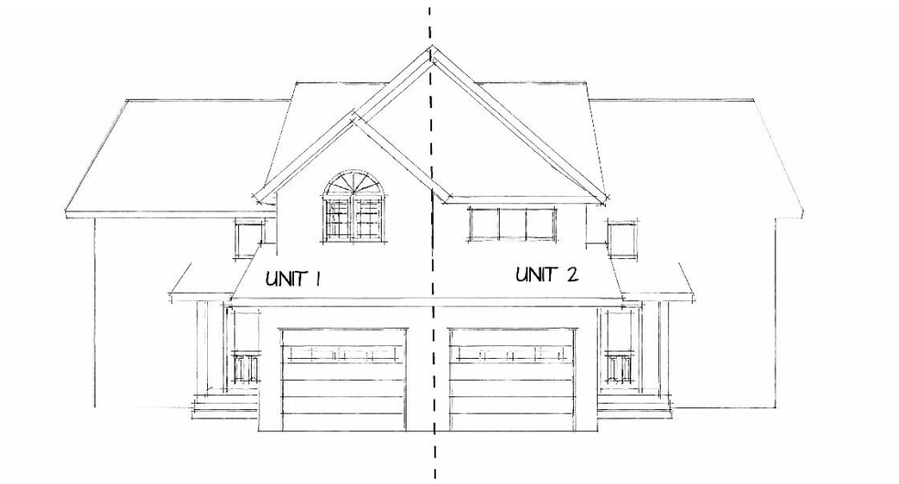


Figure 3 - Semi-Attached Dwelling

DWELLING, TOWNHOUSE means a building divided into three or more dwelling units under one roof with private exits or entrances to each dwelling, with each dwelling sharing at least one party wall. A townhouse building is strata housing with one water and sewer hook-up to service all of the individual dwelling units within a townhouse building.

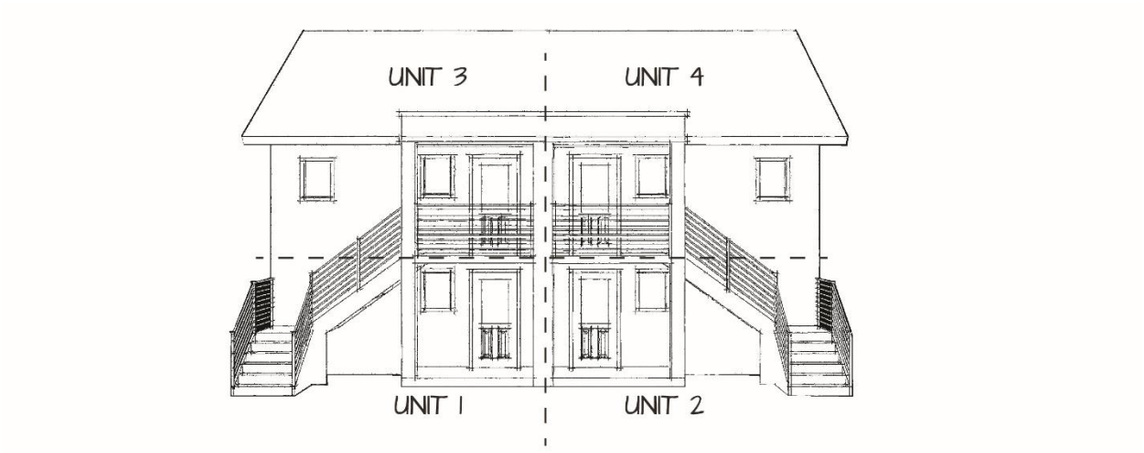


Figure 4 - Townhouse Dwelling

DWELLING, TRIPLEX means a building having three dwelling units located above or below each other or three side by side units facing the front property line that each share a party wall with each other. A triplex may have a common entrance foyer or individual entrances. Each dwelling unit within a triplex has a separate sewer and water hookup.

DWELLING UNIT means one or more habitable rooms that together contain only one set of cooking facilities and is used for living and sleeping purposes for a household. A dwelling unit may have a private entrance either from outside or from a common hall inside a building. A dwelling unit does not include accommodations for the travelling public other than a dwelling unit which contains a bed and breakfast as an accessory use.

EMERGENCY AND PROTECTIVE SERVICES means and includes, but is not limited to, a public facility used by police, fire protection, ambulance, and search and rescue services.

Amended by Bylaw No. 1435

EMERGENCY HOUSING means the use of a building that is operated, staffed and supervised by a government agency or non-profit society for the purpose of providing temporary sleeping accommodation for people in need of emergency shelter on a short-term basis (to a maximum of 30 days). Emergency housing use may include drop-in and meal services as well as accessory administration and office space for use by program staff.

ENTERTAINMENT SERVICES means means any building or land used for the provision of entertainment on a user-pay basis. Facilities may include, but are not limited to, amusement arcade, billiard and pool hall, bowling alleys and mini-golf.

FARMERS MARKET means an outdoor or partially enclosed market, made up of multiple vendors, for the sale of farm and garden produce, handicrafts, food and beverages, baked goods and other similar products produced within the District of Mackenzie and greater region.

FARM GARDEN STAND means an accessory building or structure used for retailing agricultural products produced on a farm.

FEED AND SEED STORAGE means the storage of livestock feed and crop seeds in large bulk quantities for the purpose of distribution and sales.

FINANCIAL INSTITUTION means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker, insurance company, financial planners and advisors or related businesses.

FLOOR AREA means the sum of the horizontal areas for each storey of a building measured to the exterior walls and contained within the exterior and basement walls. The floor area measurement does not include basement areas used exclusively for storage or service to the building, attics, attached garages, carports, breezeways, porches, balconies, exit stairways, corridors, and terraces. In the case of multiple dwelling housing, public corridors, common amenity spaces, and building mechanical systems are also excluded. In the case of congregate housing, communal dining and kitchen facilities are excluded.

FOOD PROCESSING means the commercial use of a building or structure where food is processed or prepared for human consumption but is not directly retailed from, or consumed on the premises or parcel.

FUNERAL HOME means the use of a building where funerals are arranged and held but excludes a crematorium.

GARAGE means a detached accessory building or a portion of a principal building which is enclosed more than 75% around the perimeter and used solely for the parking and temporary storage of vehicles, recreational vehicles, equipment, tools and other similar goods.

GOLF COURSE means the use of land for the provision of a golf course and includes structures and buildings related to the operation of a golf course, such as driving ranges, maintenance and storage facilities and clubhouses.

GRADE means the average elevation of all finished or unfinished ground measured at the exterior perimeter of the building or structure, as shown in Figure 5.

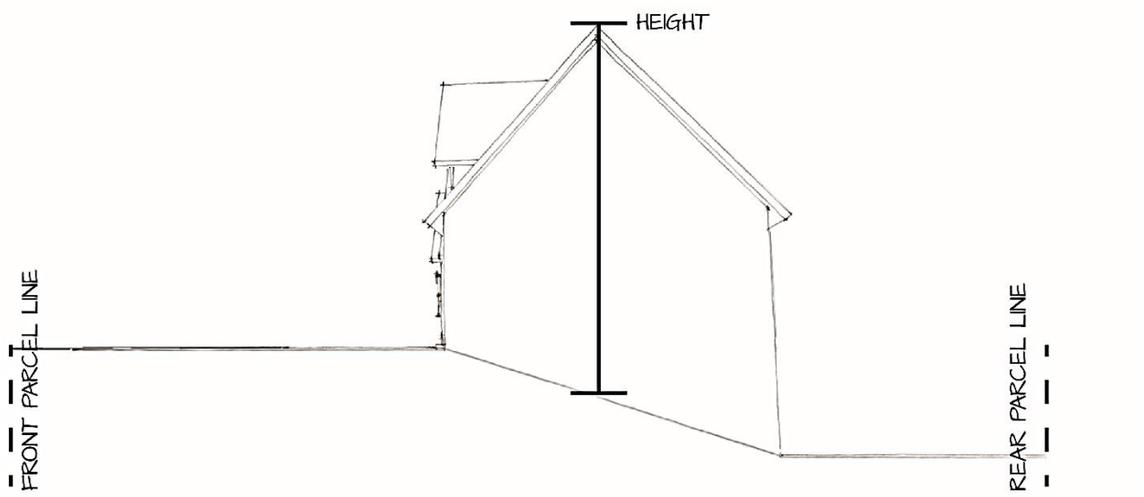


Figure 5 - Grade of a Residential Dwelling

GROSS FLOOR AREA means the total area of all floors enclosed by the inside edge of the exterior walls of a building including without limitation, stairways, elevator shafts, storage and mechanical rooms.

GUEST ROOM means not more than one habitable room that is used for temporary accommodation of paying guests, which may include a bathroom.

HEALTH SERVICES means a use associated the improvement of an individual's physical or mental health not contained in a hospital and includes, but is not limited to: extended and intermediate care facilities, public health facilities, chiropractic facilities, therapeutic massage, counselling and services.

HEIGHT means the maximum vertical distance between grade and the highest point of the building or structure, as shown in Figure 6. Fence height is an exception and is not measured from grade.

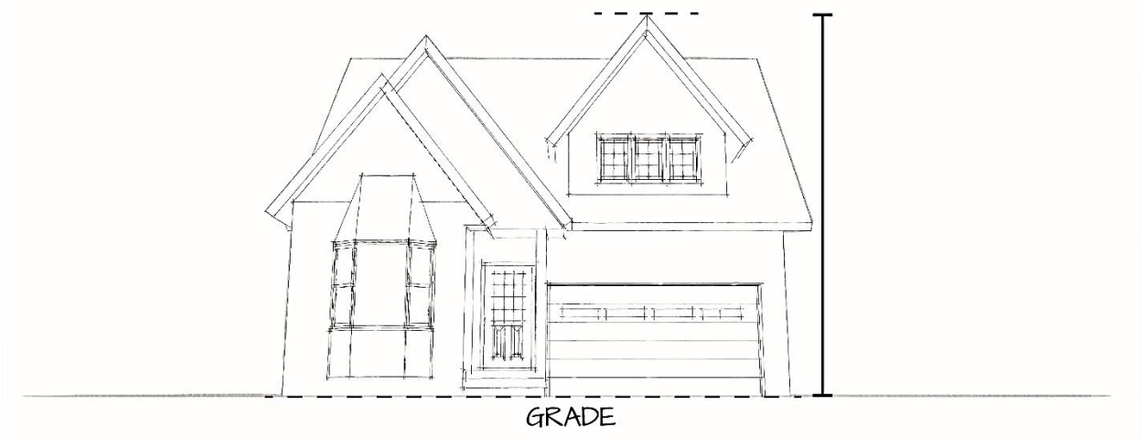


Figure 6 – Height of a Residential Dwelling

HIGHWAY means a street, road, trail, lane, bridge, viaduct and any other way open to the use of the public under the *Transportation Act*, but does not include a private right of way on private property.

HOBBY FARM means the keeping of domesticated livestock and other animals for purposes not related to commercial food production.

HOME BUSINESS means a small scale business carried out entirely within the principal dwelling or an accessory building or structure that provides professional or personal services. Home businesses must be clearly incidental and accessory to the use of the principal dwelling for residential purposes and must be operated solely by a resident of the principal dwelling.

HOME INDUSTRY means a small scale industry carried out entirely within the principal dwelling or an accessory building or structure that provides trades related services. A home industry must be clearly incidental and accessory to the use of the principal dwelling for residential purposes and must be operated solely by a resident of the principal dwelling.

HOME OCCUPATION means a small scale occupation, profession or craft carried out entirely within the principal dwelling or an accessory building or structure only by a resident of the principal dwelling. A home occupation must be clearly incidental and accessory to the use of the dwelling for residential purposes. There are two types of home occupations, a home business or home industry.

HOSPITAL means the use of land and buildings as a hospital, as defined by the *Hospital Act.*

HOTEL means a building that provides rooms or suites for temporary sleeping accommodation where each room or suite is accessed by an enclosed common interior corridor and may be equipped with individual kitchen facilities. A hotel may include an office for hotel administration.

HOUSEHOLD means a person, two or more persons related by blood, marriage, adoption or associated through foster care, or a group of five or less unrelated persons living together as a single domestic unit sharing one dwelling.

INDUSTRIAL CAMP means one or more manufactured buildings or structures established for the purpose of providing residential accommodations and supports to workers, arranged to provide individual sleeping units with or without individual bathrooms, meals in communal dining areas, and communal areas for recreation, laundry and other basic living essentials.

KENNEL means any building, structure, compound, group of pens or cages or property, where three or more animals or reptiles are, or are intended to be cared for, bred or boarded and excludes animal hospitals.

LANE means a public highway or right-of-way that affords only a secondary means of access to a lot, at the side or rear.

LANDSCAPING means a vegetated area and/or garden, or a combination thereof, which has a mix of ground cover, plants, shrubs and trees. Hard surface, such as stone, may also make up to a maximum of 30% of a landscaped area.

LAUNDROMAT AND DRY CLEANER means a coin operated laundry and drying facility or a dry cleaning facility.

LIQUOR STORE means premises licensed pursuant to the *Liquor Control and Licensing Act* where the principal use is the retail sale of bottled or canned alcoholic beverages.

MACHINE AND EQUIPMENT SALES means the sale, repair and servicing of light and heavy equipment, machines and vehicles including forklifts, excavators, loaders, bulldozers, lawnmowers, and similar items used for construction, industrial or agricultural activities.

MANUFACTURING, LIGHT means the manufacturing of goods, products and materials carried on predominantly inside of a premise, which may create minor noise, smoke, dust or other emissions and may include on-site storage of raw materials for its production. Manufacturing includes the repair of goods, products and materials that are produced on-site and any administrative, office or employee facilities associated with the use.

MANUFACTURING, HEAVY means the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, a use engaged in the storage or manufacturing of flammable or explosive material or other manufacturing processes that potentially involve hazardous or commonly recognized offensive odors and includes any administrative, office or employee facilities associated with the use.

MANUFACTURED HOME has the same meaning as in the Manufactured Home Act, SBC 2003, Chapter 75, which defines it as any structure, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to provide residential accommodation and to be moved from one place to another by being towed or carried, but does not include travel trailers, campers, recreational vehicles, or any manufactured home which was not built in compliance with the CSA standards applicable to manufactured homes used for residential use at the time the manufactured home was built.

MANUFACTURED HOME PARK means a parcel of land upon which two or more manufactured homes are located, and includes all buildings and structures used or intended to be used as part of such Manufactured Home Park, but excludes any dwelling unit that is not a manufactured home with the exception of one dwelling unit for the caretaker or operator of a Manufactured Home Park**.**

MOTEL means a building that provides rooms or suites for temporary sleeping accommodation where each room has direct access to the parking lot and each room or suite may be equipped with individual kitchen facilities. A motel may include an office for motel administration.

M-ZONE means the M1, M2 and M3 zones.

NATURAL BOUNDARY means the visible high water mark of any lake, river, stream or other body of water due to the consistent presence and action of the water in ordinary years, that marks the soil of the bed of the lake, river, stream or other body of water, a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself.

NATURAL RESOURCE DEVELOPMENT means any activity required to developing or extracting natural resources from the land. This includes mining, forestry, exploration and extraction activities and can also include related process plants, administrative facilities and employee facilities.

NEIGHBOURHOOD PUB means a business licensed as “liquor primary” under the provincial regulations to the *Liquor Control and Licensing Act*, which includes the serving of and consumption of alcoholic and other beverages, and the associated serving of food in a neighbourhood-oriented facility

OFFICE, PROFESSIONAL means a building or part thereof used for the practice of a profession, the carrying on of a business, or the administration of an industrial activity that is conducted off-site, and includes, but is not limited to, medical, dental, chiropractic, psychiatric, legal, accounting, optometrist, real estate, newspaper, and government offices.

OFFICE, TRADE CONTRACTOR means offices that include trades, contractors, storage for trades, and related industries including, but not limited to, electrical, fabricating, flooring, heating, painting, plumbing, refrigeration, roofing, septic services and ventilation, air conditioning and natural resource development. Trade contractor offices may include the indoor and outdoor storage of materials, equipment and machinery that is directly related to the activities of a particular trade contractor office.

PANHANDLE means a narrow strip of land which, as an integral part of the parcel, provides frontage to a highway.

PARCEL means any lot, block or other area in which land is held, or into which it is subdivided, including a strata lot within a bare land strata plan as defined by the *Strata Property Act*, but does not include a public thoroughfare or access route.

PARCEL AREA means the total area of land comprising the parcel, but excluding any panhandle area.

PARCEL, CORNER means the parcel at the intersection or junction of two or more highways other than a lane.

PARCEL COVERAGE means the sum of the areas of the building footprints of every building or structure on the parcel, as shown in Figure 7. Parcel coverage is expressed as a percentage of the parcel area, and in the case of a building or structure with no walls the building footprint shall be the horizontal area within the drip line of the roof.

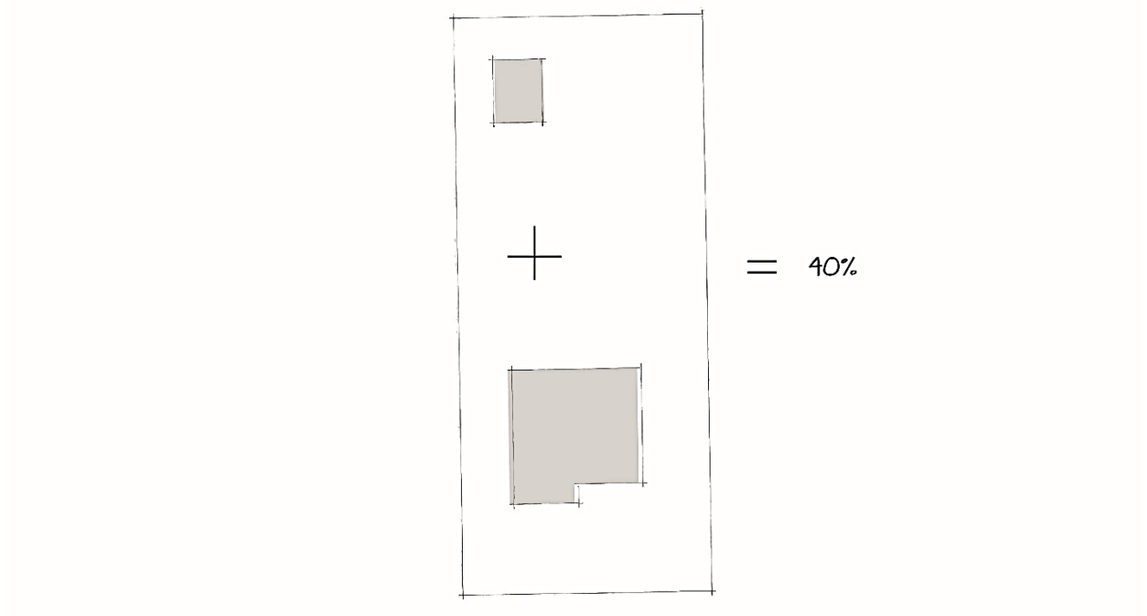


Figure 7 - Parcel Coverage

PARCEL FRONTAGE means the length of that parcel boundary which abuts a highway, or access route in a bare land strata, and for this purpose “highway” does not include a walkway or emergency services route as seen in Figure 8.

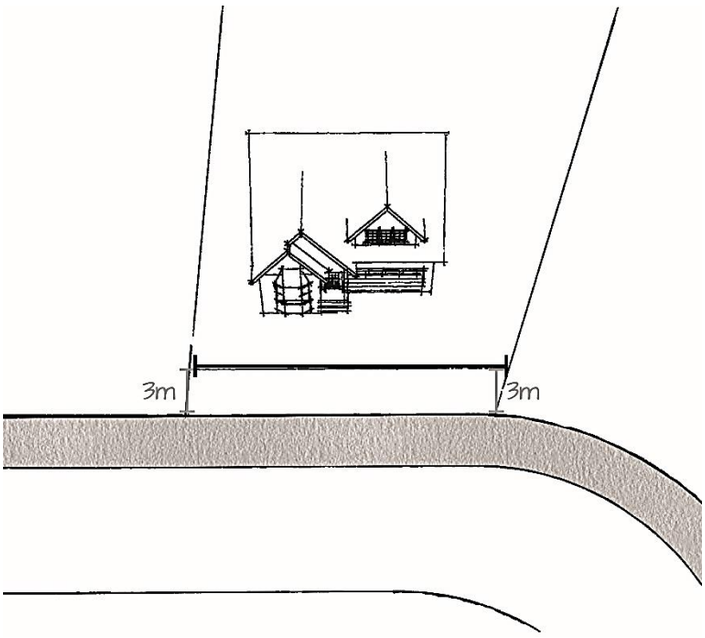


Figure 8 - Parcel Frontage

PARCEL, INTERIOR means a parcel other than a corner parcel.

PARCEL LINE means the boundary of a parcel as shown in Figure 9.

- **FRONT PARCEL LINE** means any parcel line common to a parcel and a highway other than a lane or walkway. Where the parcel line is contiguous to the intersection of two highways, the front parcel line is the shortest parcel line contiguous to a highway other than a lane or walkway

- **REAR PARCEL LINE** means the parcel line of a parcel which lies the most opposite to, and does not intersect, the front parcel line.

- **EXTERIOR SIDE PARCEL LINE** means a parcel line that is common to the parcel and an abutting highway or access route in a bare land strata plan but not a front or rear parcel line.

- **INTERIOR SIDE PARCEL LINE** means a parcel boundary between two (2) or more parcels that is not a front, rear or exterior side parcel line

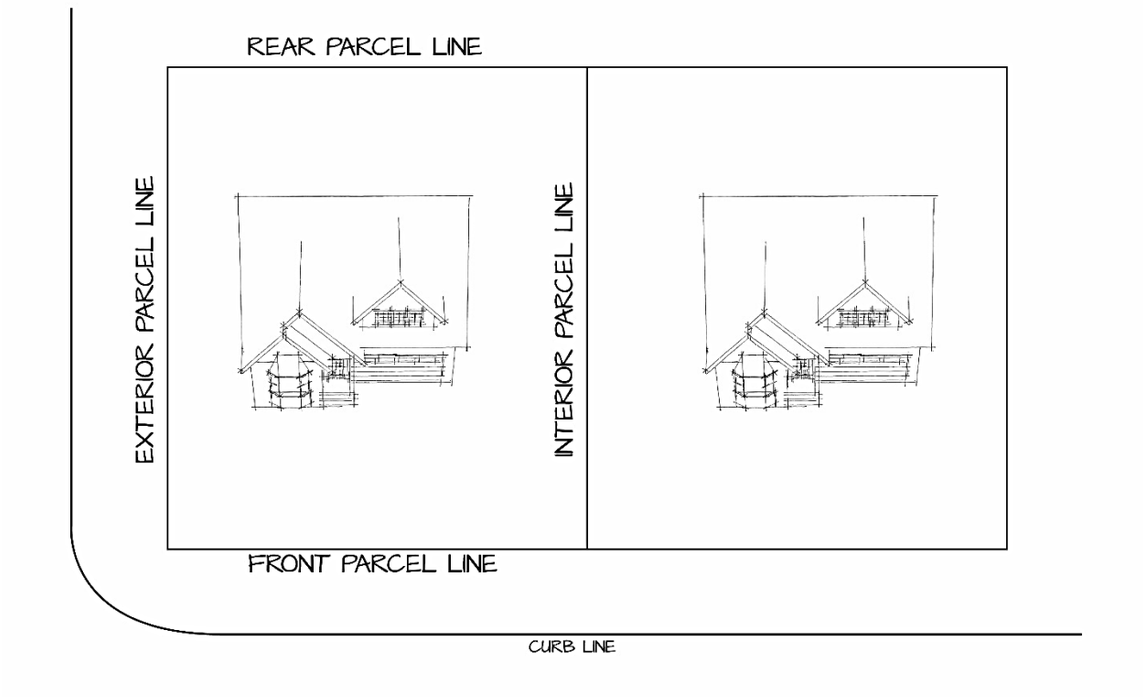


Figure 9 - Parcel Lines

PARK means land for public uses or intended for outdoor recreational purposes and may or may not include outdoor recreational facilities.

PARK, NATURE means an area of land, which is used or intended to be used, for the education and conservation of the natural environment, habitats, plants, wildlife, and/or species at risk and may include structures such as boardwalks, trails and trail signage.

PARKING FACILITY means a parcel or part of a parcel or a building available to be used for the temporary parking of more than one automobile.

PARKING SPACE means an off-street space of the size and dimensions to park one vehicle in conformance with the off-street parking requirements of this bylaw, exclusive of driveways, aisles, ramps or obstructions.

PARTY WALL means a vertical wall within a building which divides the building into separate units for tenancy or ownership.

PAWN SHOP means an establishment that engages in the business of loaning money on the security of pledges, deposits or conditional sales, or purchase or sale of personal property.

PERSONAL SERVICE ESTABLISHMENT means a facility that provides personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical uses include, but are not limited to, barber shops, hair dressers, manicurists, tailors, dress makers and shoe repair shops, but does not include health services.

Amended by Bylaw No. 1503

PEN means a fully enclosed outdoor space for hens and ducks.

PLACE OF WORSHIP means a building wherein people regularly assemble for religious worship and related religious, philanthropic or social activities. Typical uses include, but are not limited to; churches, chapels, synagogues, monasteries, temples, and convents.

PRINCIPAL USE means the main purpose for which land, buildings or structures are ordinarily used.

PROFESSIONAL ENGINEER means a person who is registered or duly licensed as a Professional Engineer in British Columbia under the provisions of the *Engineers and Geoscientists Act*.

PUBLIC USE means land, buildings, or facilities provided by a government, government agency or nonprofit organization for public parks and recreation, education, health, welfare, administration, safety, communications or public works.

PUBLIC UTILITIES FACILITY means a system, work, building, plant or works equipment, works yard or resource owned by a public or private utility company or government agency for the provision of water, sewer, drainage, gas, electricity, transportation and communication services.

RAIL YARD means the use of a premise for the purpose of rail transport including the servicing, cleaning and storage of railroad cars, engines and other related storage of goods pending transport.

RECYCLING CENTRE means the buying, selling, collection, sorting, baling, packing, and temporary storage of recyclable materials including cardboard, plastics, glass, paper, bottles, cans and similar household goods and electronics, household appliances, office equipment, and batteries, where all storage is contained within an enclosed building. This use does not include waste management or a wrecking yard.

RECREATION, ADVENTURE means outdoor recreational activities that may or may not involve recreational vehicles and ATVs, and include facilities for activities such as paintball, motocross, ATV riding, zip lines and other similar activities.

RECREATION FACILITY means facilities within an enclosed building for sports, active recreation and other similar activities. Typical uses include athletic clubs, health and fitness clubs, swimming pools, karate clubs, dance studios and racquet clubs.

RECREATION, OUTDOOR means outdoor recreation facilities that are not enclosed and include baseball diamonds, soccer fields, outdoor hockey rinks, outdoor auditoriums, play structures and other similar type uses.

RECREATIONAL VEHICLE (RV) means a vehicle capable of being licensed under the Motor Vehicle Act, which is designed for the temporary accommodation of people, and includes motor homes, camper vans, tent and camper trailers, fifth wheels and other motor vehicles converted or adapted for temporary human accommodation.

RESTAURANT means an establishment where food and beverages are sold to the public, and includes dine-in and take-out restaurants.

RESTAURANT, DRIVE-THROUGH means an establishment where food or beverages are sold to customers in automobiles, regardless of whether or not it also serves prepared food or beverages to customers who are not in automobiles, for consumption either on or off the premises.

Amended by Bylaw No. 1389

RETAIL CANNABIS SALES means a business that sells cannabis but excludes the sale of cannabis for exclusively medical purposes where that sale is made in accordance with federal medical cannabis or medical marihuana enactments and regulations.

RETAIL PRINTING ESTABLISHMENT means the use of a building or structure for commercial printing and reproduction services.

Amended by Bylaw No. 1389

RETAIL STORE means a building where goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail, including storage of limited quantities of such goods, wares, merchandise, substances, articles or things sufficient only to service such store, but excludes retail cannabis sales.

RIDING STABLE means the use of a lot, building or other structure to house horses for exercise and training, and may include a riding or equestrian school or boarding stables.

Amended by Bylaw No. 1415

Rural Retail Store – means the accessory retail sale of food, beverages, nursery and garden products and supplies, home crafts, books, magazines and household products for cleaning and minor repairs. Rural Retail Store does not include the sale of alcohol and is not permitted to include a drive-through.

R-ZONE means the R1, R2 and R3 zones.

SALVAGE YARD means an area outside of an enclosed building where waste, used building materials, used industrial materials, scrap metal, used, discarded or salvaged materials are brought, sold, exchanged, stored, baled, packed, disassembled or handled. A salvage yard may not include establishments for the sale, purchase or storage of used furniture, used cars in operable condition, or the processing of used, discarded or salvaged materials as a minor part of a manufacturing operation.

SCHOOL means a development that involves public assembly for education, training or instruction which is publicly or privately supported and includes the administration offices required for the provision of such services on the same site. Typical uses include but are not limited to public and private schools, community colleges, universities, and technical and vocational schools, and their administrative offices.

SCREENING means a continuous fence, wall, compact evergreen hedge or combination thereof, supplemented with landscape planting that effectively screens the view of property which it encloses, and is broken only by access driveways and walkways.

SERVICE STATION means a premise used principally for the retail sale of motor fuels, lubricating oils and motor vehicle accessories and the servicing of motor vehicles. A service station may include accessory retail sales of other automobile related products, but shall not include motor vehicle sales, automobile structural or body repairs, or painting.

SETBACK means the minimum permitted distance between a building, structure or use specified in this Bylaw, and a parcel line or other feature specified in this Bylaw as seen in Figure 10.

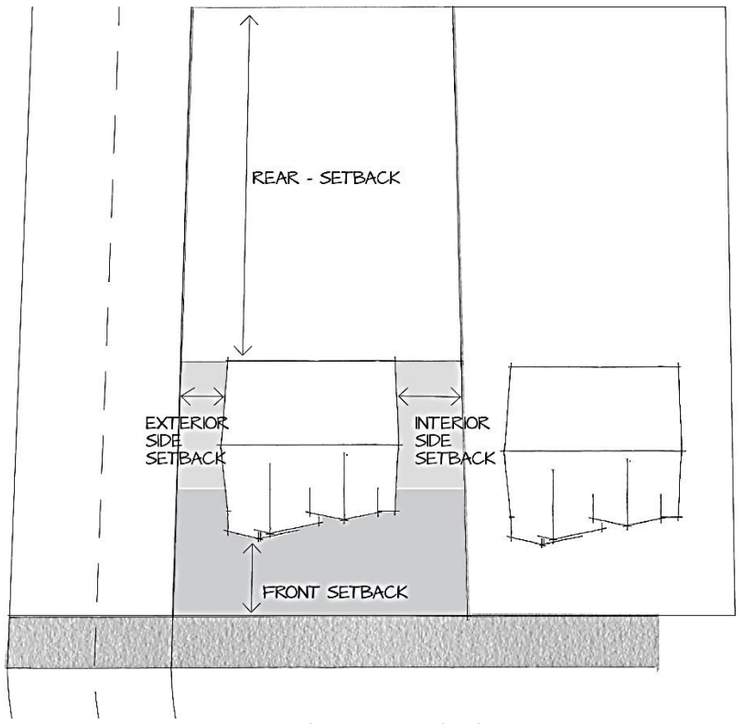


Figure 10 - Setbacks

SHIPPING CONTAINER means a prefabricated container normally designed, constructed and used for the transportation of goods by rail, ship, or truck but does not include a motor vehicle. Shipping containers include metal storage containers and may also be known as cargo containers, roll off containers, sea cans, intermodal containers, freight containers, and tractor trailers but do not include dumpsters and recycling receptacles intended for neighbourhood collection.

SIGN means any structure, device, advertisement, advertising device or visual representation intended to convey information or to advertise or attract attention to a product, service, place, event, person, institution or business and visible from any property other than the one on which it is located.

SIGHT TRIANGLE means the area formed by a triangle in the angle formed by the right-of-way boundaries or boundaries produced on two points in those boundaries, 6 m from the point of intersection as seen in Figure 11.

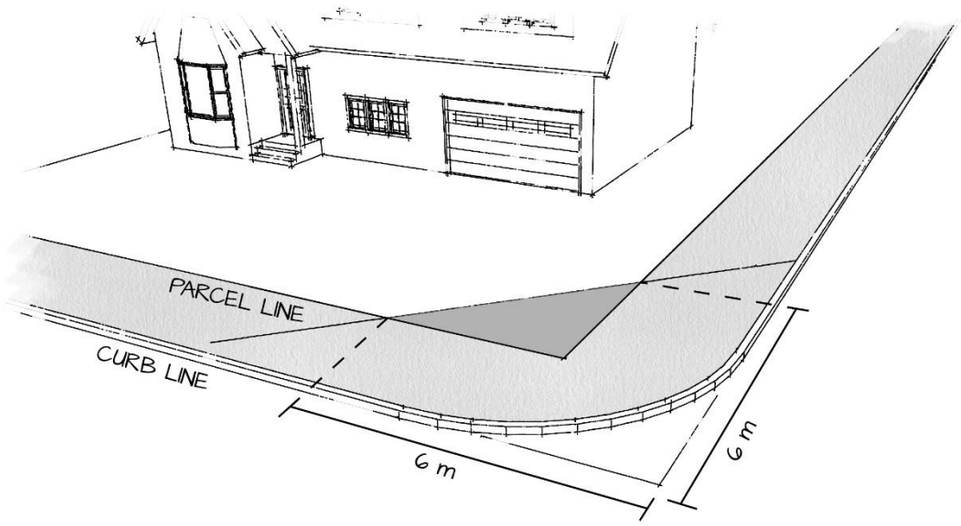


Figure 11 - Sight Triangle

STORAGE YARD means an area outside of an enclosed building where construction materials and equipment, solid fuels, logs, lumber and new building materials, monuments and stone products, public service and utility equipment or other goods, materials, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold, or distributed. A storage yard does not include an automobile wrecking yard, a display yard, or a junkyard.

STOREY means, as defined by the *BC Building Code*, that portion of a building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

STRUCTURE means any construction fixed to, supported by, or sunk into land or water, but does not include concrete or asphalt paving or similar surfacing.

Amended by Bylaw No. 1444

SUITE, ATTACHED means a self—contained, accessory dwelling unit located within a residential building or portion of a building, which has one or more habitable rooms used or intended for use as a residence by one or more persons living as a household. An attached suite has sleeping, cooking and bathing facilities which are separate from the facilities of the principal building in which the attached suite is located. Attached suites should contain a separate private entrance.

SUITE, DETACHED means a self-contained, accessory dwelling unit located in a building completely separate from the principal single detached dwelling, which has one or more habitable rooms used or intended for use as a residence by one or more persons living as a household. A detached suite has sleeping, cooking and bathing facilities which are separate from the facilities of the principal dwelling located on the same parcel and may be contained within a separate building on the same parcel as a single detached dwelling (garden suite) or as part of a detached garage (garage suite).

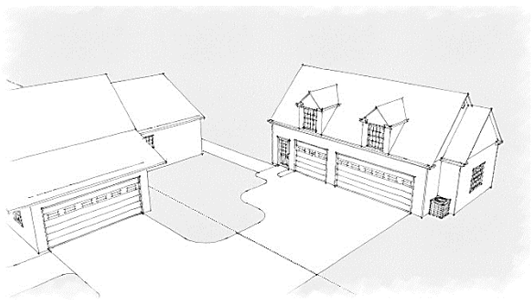


Figure 12 - Detached Garage Suite

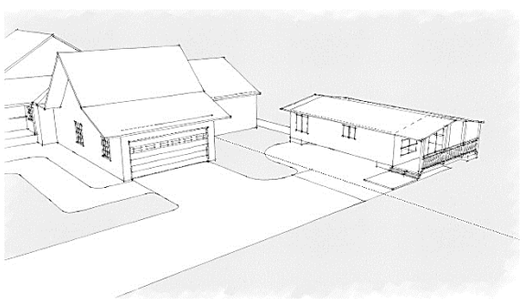


Figure 13 - Detached Garden Suite

Amended by Bylaw No. 1435

SUPPORTIVE HOUSING means a building operated by a government agency or non-profit society that provides affordable, long-term independent housing and may make available a range of on-site supports to residents such as life-skills training, connections to primary health care, mental health or substance abuse services. Additional services may include meal programs and on-site medical supports, employment and education services, counselling and outreach services.

THEATER means a building or part of a building used as a venue for the screening of films.

TRAILER means any structure or vehicle used or designed to be used for working or hauling cargo purposes and which is designed or intended to be mobile on land, whether or not self-propelled. A trailer is not intended for living or sleeping purposes.

Amended by Bylaw No. 1435

TRANSITIONAL HOUSING means a residential building operated by a government agency or non-profit society that acts as a temporary step between short-term housing to more independent living and permanent accommodation. This includes but is not limited to Safe Houses and Second Stage Housing. Transitional Housing accommodates stays from 30 days to 24 months and may provide a range of training and support services for occupants.

TRANSPORTATION TERMINAL means any parcel, structure or building used predominantly for the movement of people, including bus depots, taxi stations and related administrative, storage and maintenance facilities.

VETERINARY HOSPITAL means a building where domestic animals (household pets), birds and livestock are kept for examination and/or treatment, including surgery, and where veterinary drugs and other related products, including pet food, may be sold.

YARD means an area created by a setback, as illustrated in Figure 14.

- **FRONT YARD** means the part of a parcel lying between the front parcel line and the front of the principal building, and extending across the full width of the parcel
- **EXTERIOR SIDE YARD** means a side yard immediately adjoining a highway
- **INTERIOR SIDE YARD** means a side yard other than an exterior side yard
- **REAR YARD** means the part of a parcel lying between the rear parcel line and the rear of the principal building, and extending across the full width of the parcel
- **SIDE YARD** means the part of a parcel extending from the front yard to the rear and lying between the side parcel line and closest side of the principal building

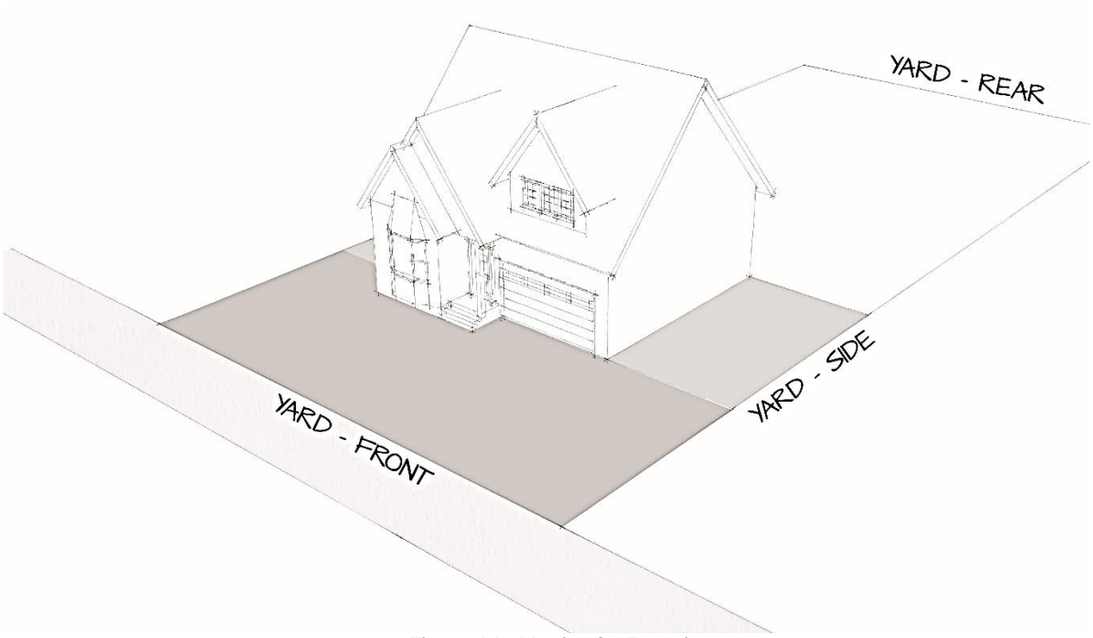


Figure 14 - Yards of a Parcel

WAREHOUSING means the use of enclosed buildings and structures primarily for the shipping, receiving and storage of large quantities of goods.

Amended by Bylaw No. 1405

WINERY & CIDERY refers to the processing, manufacturing and storage of fermented beverage products containing berries and fruit. These products have an alcoholic content exceeding 1% by volume. The processing, manufacturing and selling of any liquor product(s) must be licensed by the Liquor Control and Licensing Act. This use typically includes accessory:

a) retail of liquor products manufactured on-site; and

b) retail of merchandise relating to the winery 8Lcidery function and company branding.

SECTION 4 General Regulations

4.1 Applicability of General Regulations

1. Except as otherwise specified in this Bylaw, this section applies to all zones established under this Bylaw.

4.2 Nonconforming Parcels

1. A parcel on the official records on file at the Land Title Office in BC before the adoption date of this Bylaw that does not adhere to the parcel area and width requirements will be considered a legal non-conforming parcel and will be granted the permitted uses as identified in this Bylaw.

2. Lawful non-conforming uses and buildings are subject to the provisions of the *Local Government Act.*

4.3 Public Utilities

1. Public utility facilities for the transmission of water, sewage, electrical power, telephone, natural gas, cable television, fibre optic and other similar services (but not including water and sewage treatment plants or electrical substations) are permitted in all zones and individual parcels, as the facilities are exempt from minimum parcel size requirements.

4.4 Uses Permitted in Any Zone

1. Except where specifically excluded, the following uses, buildings and structures are permitted in every zone:

    i. Uses, buildings and structures which are accessory to a principal permitted use, building or structure on the same parcel

    ii. Underground telecommunication lines and cables and telephone exchange buildings

    iii. Pipelines, telecommunication towers and wires, traffic control devices, clock towers and underground or submarine utility systems

    iv. Parks, open space, community gardens, playgrounds and playing fields, hiking and bicycling paths and ecological reserves

    v. Public uses

    vi. Public works yard

    vii. Transportation right-of-way established by a government or Crown corporation

    viii. Utilities

4.5 Agricultural Land Reserve

1. All lands designated as “Agricultural Land Reserve” pursuant to the *Agricultural Land Commission Act* is subject to the provisions of the *Agricultural Land Commission Act*, and all conditions, orders and regulations thereto.

4.6 Location and Siting of Buildings

1. No principal building will be located in any required front, side or rear yard.

2. No accessory building will be located in any required front, side or rear yard, except as provided in the “Setback Exceptions” of this Bylaw.

4.7 Flood Construction Requirements

1. Notwithstanding any other regulations of this Bylaw, no building shall be constructed, reconstructed, moved or extended nor shall any manufactured home unit be located within:

    i. 15.24 metres of the natural boundary of any lake, swamp or pond

    ii. 15.24 metres of the natural ground contour with an elevation of 678.35 metres (G.S.C.) such that the 15.24 metres setback shall increase the distance from the natural boundary or Williston Lake, and within 30.4 metres of any watercourse or source of water supply, excluding wells

    iii. the underside of the floor system or on top of a concrete slab of any area used for habitation, business or storage of goods damageable by floodwaters, or in the case of a manufactured home unit the ground level on which it is located or the top of a concrete asphalt pad on which is located lower than 0.61 metres above the two hundred year flood

level where it can be determined, or if not, 3.04 metres above the natural boundary of any lake, with the exception of Williston Lake, which shall be 678.35 metres (G.S.C.)

4.8 Height Exceptions

1. The maximum height regulations of this Bylaw do not apply to the following, provided that no such structure covers more than 20% of the parcel, or if located on a building, not more than 15% of the roof area of the principal building:

   i. Chimney stacks
   ii. Church spires
   iii. Cranes
   iv. Domes or cupolas
   v. Elevator housings
   vi. Flagpoles
   vii. Floodlights
   viii. Grain elevators
   ix. Hose and fire alarm towers
   x. HVAC units
   xi. Masts and aerials
   xii. Roof stairway entrances
   xiii. Skylights
   xiv. Stadiums (including bleachers)
   xv. Telecommunications towers
   xvi. Transmission towers
   xvii. Utility poles
   xviii. Warning devices
   xix. Water towers
   xx. Wind turbines

2. In all R-zones, the roofline of the attached carport may not exceed the maximum height of the rest of the principal building.

4.9 Setback Exceptions

1. The front, side and rear yard setback regulations of this bylaw do not apply to the following:

   i. Fences

   ii. Steps, eaves and gutters

   iii. Cornices, sills, belt courses, bay windows, pop outs, chimneys and other similar features provided that such projections do not project more than:

      a. 1 metre into a side yard where the minimum side yard is 3 metres or greater
      b. 0.5 metres into a side yard where the minimum side yard is less than 3 metres
      c. 1 metre into a front or rear yard

      Provided that:

      a. The foundations or supports do not project into the required side yard, front yard or rear yard
      b. The bar window, pop out, chimney or other feature does not comprise more than 20% of the exterior wall in which it is located
      c. The projection does not result in more than 3 m² of the building floor area extending into the required side yard, front yard or rear yard.

   iv. Uncovered or open patios, sundecks or terraces, provided that such projections do not exceed 50% of the width required of a front side or rear yard.

   v. Balconies and sun shades, provided that such projections do not exceed 1.5 metres or 50% of the width of a required side yard.

   vi. Uncovered swimming pools, provided they are:

      a. Not constructed, sited or placed within a front yard
      b. At least 3 metres from any side or rear parcel line
      c. Located within a fenced yard or surrounded by a fence

   vii. Covered swimming pools, provided that they are:

      a. 1 metre into a side yard where the minimum side yard is 3 metres or greater
      b. 0.5 metres into a side yard where the minimum side yard is less than 3 metres

c. 1 metre into a front or rear yard

viii. Public art

ix. Community information board owned and operated by a government

x. Underground structures may be sited in any portion of a parcel provided that the top surface of such structure shall at no point extend above the average finished ground elevation

4.10 Parcel Area and Width

1. Except as otherwise permitted in this Bylaw, no parcel will be reduced in area, either by the conveyance or alienation of any portion thereof or otherwise, so that any of the provisions and regulations of this Bylaw are not complied with.

2. Minimum parcel size regulations do not apply where parcel lines are relocated to facilitate an existing development, provided that:

   i. No additional parcels are created

   ii. All parcels are contiguous

   iii. No parcel shall be enlarged to a size permitting further subdivision

3. The minimum parcel size required by this bylaw may be reduced by a maximum of 10% if part of the proposed parcel is required for the purpose of widening an existing highway or right of way.

4. The minimum parcel size required by this bylaw may be reduced by a maximum of 10% under the following conditions:

   i. The minimum parcel width set out in this bylaw, or set by the Approving Officer, is attained

   ii. The minimum parcel area needs to be reduced in order to allow the length of the parcel to be reduced

   iii. The reduction in minimum parcel size (and resulting reduction in required length) is required in order to allow a subdivision to fit within an extension of the standard grid of streets, avenues and lanes within the District of Mackenzie.

4.11 Irregularly Shaped Parcels

1. Notwithstanding other provisions of this Bylaw, irregular or asymmetrical parcels shall have a parcel frontage of not less than 8.0 metres in width, provided that the average parcel width complies with the required minimum parcel width.

4.12 Vision Clearance at Intersections

1. As illustrated in Figure 15, on a corner parcel within the shaded space formed by the curb lines 6.0 metres from the point of intersection of the curb lines, joining perpendicular to the parcel lines and joining the parcel lines, no landscaping screening, building or structure will be planted or erected to a height greater than 0.5 metres above the established grade of the street.

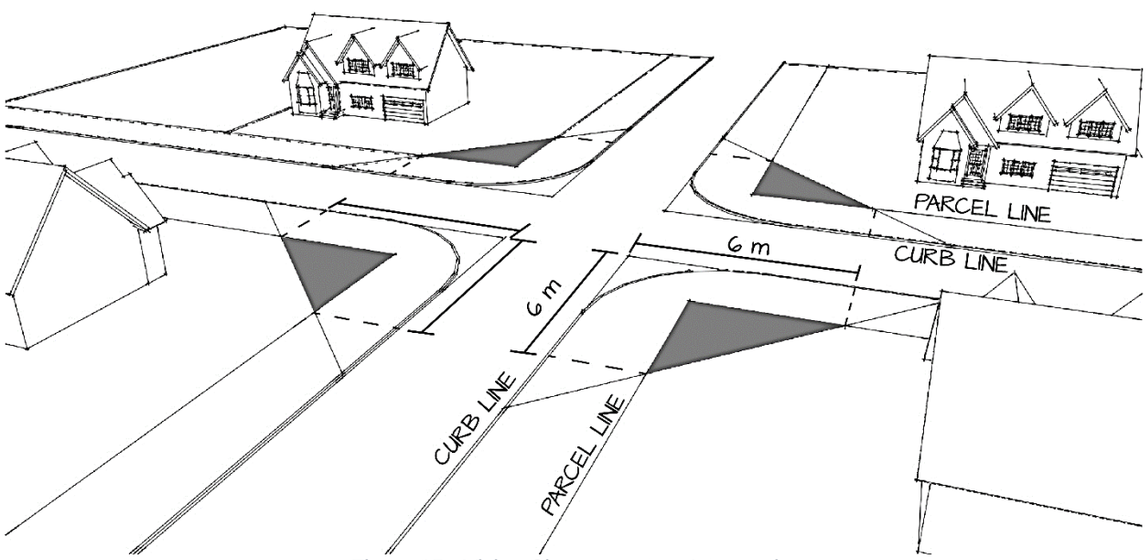


Figure 15 - Vision Clearance at an Intersection

4.13 Landscaping and Screening

1. The minimum width for landscaping and screening areas is 1.0 metres.

2. The minimum screening between an industrial use and a residential use shall be 2.0 metres in height on the industrial parcel.

3. Wherever possible, landscaping and screening areas will retain existing trees and natural vegetation and add planting that enhances the natural environment.

4. Landscaping and screening areas must not be located on septic fields, and a septic field must not be located in a landscaping and screening area, unless approved in writing by the provincial government.

5. Existing healthy woody plants (trees, shrubs) shall be preserved and protected unless removal is demonstrated to be necessary to efficiently accommodate the proposed development, or if the vegetation poses a safety hazard.

6. Vegetative buffers shall be required in the C-zones, P1 zone and M-zones where these uses are adjacent to R-zones. Developments may be exempt from providing a vegetative buffer if the setback is required for a fire lane access.

7. Fence and wall materials shall be consistent with the character of the zone in which they are to be located. The height of a fence or wall shall be measured from grade. Where the fence or wall is adjacent to the property line, the height shall be measured with reference to the grade of the abutting property. Where a fence is located on top of a retaining wall, berm or similar structure, the height of the fence shall include the height of the supporting structure.

8. All storage of goods and materials in a C-zone, P1 zone, M-zone, and RM1 or RM2 zones shall be screened from view from any highway, and from adjacent sites in an R-zone by fences, berms, landscape materials or a combination of these to the satisfaction of the District of Mackenzie.

9. All refuse, recycling and compost bins in a C-zone, P1 zone, M-zone, and RM1 or RM2 zones shall be screened from view from any street, and from adjacent sites in an R-zone by fences, berms, landscape materials or a combination of these to the satisfaction of the District of Mackenzie. Containers must be sealed to contain odours and to prevent disturbance by animals.

10. The proposed site grading shall respect the natural contour of the land to the extent possible, minimize the necessity to use retaining walls, and ensure drainage away from buildings and abutting properties. Erosion control measures shall be used during construction to prevent the pollution, degradation or siltation of natural areas, watercourses and roads.

11. Strategies to promote safe places shall be incorporated into the landscape plan in C-zones, M-zones, P1 zone, RM1 and RM2 zones, and are to be encouraged in other R-zones. Means may include but are not limited to the provision of:

    i. adequate outdoor lighting for entrances
    ii. building perimeters and walkways
    iii. clear directional and safety signage
    iv. vandalism resistant materials
    v. adequate provisions for waste collection
    vi. good sightlines and restricting vehicular access where appropriate

4.14 Fences

1. The height of a fence shall be measured as the vertical distance from the average finished ground level at the base of the fence to the highest point of the fence.



Figure 16 - Measuring Fence Height

2. Fences may be constructed within any required setback, with the exception of the required setback to a watercourse and with exception to that portion of a parcel that is within the sight triangle.

3. Barbed wire may only be used on the top of fences located on parcels in the M-zones or A-zones.

4. Fences along interior and rear parcel lines (where not adjacent to a highway) in R-zones shall not exceed a height of 1.8 metres.

Amended by Bylaw No. 1445

5. Fences in front of principal buildings in all zones shall not exceed a height of 1.2 metres.

6. Fences on the side of the principal building of a residential parcel may not exceed 1.8 metres.

7. Fences adjacent to a highway shall be constructed with a permeable style except in R—zones.

8. A fence located in a P-zone, M-zone or C-zone shall have a maximum height of 2.4 metres on any side or rear yard.

9. Open mesh and chain link fences erected in a P-zone or for a cemetery, public works or utility, public playground, park or school must not exceed a height of 3.0 metres.

4.15 Conversion of Building Use

1. Buildings may be converted, altered, or remodeled for another use, provided that the converted building conforms to all the provisions and regulations prescribed for the zone in which it is located, as well as any applicable provisions and regulations of the *BC Building Code* and District of Mackenzie bylaws.

4.16 Accessory Buildings, Structures and Uses

1. Accessory buildings and structures are permitted in all zones provided that they comply with the following regulations:

   i. Accessory buildings, structures or uses are not permitted on any parcel unless the principal building, to which the building, structure or use is an accessory use, has been erected or will be erected simultaneously with the accessory building, structure or use.

   ii. An accessory building must not be used as a dwelling or sleeping unit, unless permitted as a detached suite or accessory dwelling unit.

   iii. Where an accessory building or structure is attached to the principal building it will be considered part of the principal building and must comply in all respects with the requirements of the Bylaw applicable to principal buildings.

   iv. An accessory building must not have any portion of the accessory building located in the front yard of a parcel in any R-zone, RM1 zone, RM2 zone or the C1 zone.

   v. In any R-zone, the total floor area of an accessory building or buildings must not exceed 10% of the area of the parcel or 75 metres^2, whichever is less. The floor area of a detached suite on the second floor of an accessory building is excluded from the permitted total floor area of accessory buildings.

   vi. On a corner parcel in all zones, an accessory building must meet the same exterior side parcel line setbacks as the principal building on the parcel.

   vii. Accessory buildings must be constructed of similar exterior materials and colours as the principal building.

4.17 Accessory Dwelling Units

1. Where permitted, all accessory dwelling units must comply with the following regulations:

   i. A maximum of one accessory dwelling unit is permitted per parcel.

   ii. Accessory dwelling units are only permitted as an accessory use.

   iii. Accessory dwelling units are only permitted in conjunction with a permitted principal commercial, industrial or institutional use.

   iv. Must be fully separated from the associated principal use by walls, partitions and/or floors.

2. If located within a principal building, an accessory dwelling unit must:

   i. Have an entrance from the exterior of a building which is separate from the main entrance of the principal use

   ii. Share common utility connections with the principal building

   iii. Must not exceed 25% of the principal buildings floor area.

3. Accessory dwelling units may only be occupied by owners, employees or operators of the associated principal use.

4.18 Shipping Containers

1. Where permitted within a zone, shipping containers must comply with the following regulations:

i. Shipping containers are only permitted as accessory buildings in the following zones:

a. A1 (Outdoor Recreation, Agriculture and Resource Zone)
b. A2 (Agricultural Zone)
c. RR1 (Rural Residential 1 Zone)
d. RR2 (Rural Residential 2 Zone)
e. M1 (Light Industrial Zone)
f. M2 (Heavy Industrial Zone)
g. M3 (Airport Zone)
h. P1 (Institutional Zone)
i. P2 (Parks and Open Space Zone)

ii. One shipping container may be permitted on a temporary basis on the driveway of a parcel in a R1, R2, R3, RM1 or RM2 zone or on a parcel in a C1, C2 or CD1 during active construction for which a valid building permit has been obtained, provided the shipping container is removed within two weeks of the completion of construction or the expiration of the building permit

Amended by Bylaw No. 1518

iii. One shipping container may be permitted temporarily on the driveway of a parcel in an R-zone, RM1 or RM2 zone for renovation or relocation purposes provided a shipping container acknowledgment permit is obtained and the shipping container is removed within one month from the date it was first located on the parcel.

iv. Shipping containers must not be used for human habitation

v. Shipping containers are not permitted to be used as buildings or components of buildings, unless they are subject to:

a. Submission of designs certified by a Professional Engineer
b. Obtaining a valid Building Permit

vi. Shipping containers shall be sited in accordance with individual zone regulations for height, parcel coverage and setbacks for accessory buildings and structures

vii. Shipping containers are not permitted to be used as fencing or screening or for advertising

viii. Shipping containers must not be stacked on top of one another

ix. Shipping containers used as accessory buildings must be painted a uniform colour that matches or resembles the principal building colour

x. Shipping containers shall only be used to store materials or products that are accessory to the operation of a business or facility on a parcel on which the containers are located in commercial and industrial zones that permit shipping containers as an accessory use.

xi. Shipping containers must not occupy any required off-street parking space

xii. shipping containers must not occupy any areas that are required for open space or landscaping

xiii. Shipping containers must not be located on any street, sidewalk or trail, or in any location that blocks or interferes with vehicular and pedestrian movement

xiv. A shipping container must be screened from adjacent properties and rights-of-way with solid fencing, landscaping or by being placed behind, between or within buildings

xv. The storage of any combustible materials in shipping containers is prohibited

xvi. The following ventilation openings must be added to all shipping containers:

a. Two – 0.3 metre X 0.3 metre openings for containers 6metres or less
b. Two – 0.5 metre X 0.5 metre openings for containers over 6 metres

xvii. The ventilation openings must be located:

a. Within 150 mm of the floor in the container door primarily used for opening
b. Within 150 mm from the top of the container on the opposite end from the doors for cross ventilation

xviii. Alternative engineered ventilation solutions will be considered by the District of Mackenzie

4.19 Manufactured Homes

1. Manufactured homes must conform to the following regulations:

   i. Every manufactured home within the District of Mackenzie must be placed on a permanent foundation

   ii. Manufactured homes must meet CSA A277 or Z240 ratings

   iii. A manufactured home must be no older than fifteen years from the date it is placed on a parcel and have a BC Registration Number

   iv. All newly placed manufactured homes must be at least 5.0 metres in width

   v. Skirtings must be installed within sixty days from the date which the manufactured home is placed on the foundation

   vi. The towing hitch and wheels must be removed within thirty days from the date that the manufactured home is placed on the foundation

   vii. Travel trailers and recreational vehicles are not permitted as manufactured homes

4.20 Bed and Breakfasts

1. Where permitted within a zone, a bed and breakfast operation must comply with the following regulations:

   i. All operators of bed and breakfast accommodations must hold a valid Business Licence from the District of Mackenzie

   ii. A bed and breakfast must be conducted wholly within a single detached dwelling

   iii. A bed and breakfast must be clearly incidental and secondary to the use of the dwelling for residential purposes

   iv. The principal single detached dwelling on the parcel containing the bed and breakfast must be occupied by the owner of the principle single detached dwelling

   v. The maximum number of guest rooms permitted in a bed and breakfast will be three, accommodating up to a maximum of six adult guests combined

   vi. One additional off-street parking space must be provided for each bedroom used for bed and breakfast accommodation, in addition to the off-street parking requirements for the single detached dwelling

   vii. No rental of equipment or material is permitted except to registered guests

   viii. Breakfast will be the only meal permitted to be served to guests

   ix. The maximum length of stay for any guest will not exceed thirty (30) consecutive days

   x. A bed and breakfast must not alter the external appearance of the property

   xi. All signage must comply with the District of Mackenzie bylaws

4.21 Home Occupations

1. Where permitted within a zone, a home-based occupation must comply with the following regulations, unless otherwise indicated in a zone:

   i. All home occupations must hold a valid Business Licence from the District of Mackenzie.

   ii. No more than one person residing in the principal residence where the home occupation is being operated shall be permitted to work on the parcel which the home occupation is located.

   iii. A home occupation must not produce any offensive noise, vibration, traffic, smoke, dust, odour, glare, heat or electrical interference.

   iv. A home occupation will be carried out wholly within a dwelling unit or within an accessory building, and will involve no external storage of materials, containers or finished products.

   v. A home occupation will not result in any exterior alterations to a principal or accessory building that are not consistent with the character of adjacent residential buildings and property.

   vi. A home occupation is not permitted to use or store materials or processes that produce flammable explosive vapours or gases.

   vii. A home occupation that requires delivery of materials or commodities in bulk quantity to and from the residence by commercial vehicles or trailers will not be permitted.

viii. No home occupations activities will be conducted between the hours of 10:00 pm and 8:00 am.

ix. Business visitors or customers of a home occupation will not exceed that normally occurring for a residence, including not more than 10 visitors or customers a day.

x. One paved parking space is required for a home occupation, in addition to those required for the single family dwelling.

xii. All signage must comply with District of Mackenzie's bylaws.

xiii. Home occupations are differentiated into either home businesses or home industries.

Home Businesses

1. The following activities and similar type activities are permitted as home businesses:

   i. Small scale home sales (i.e. Avon, Tupperware, cosmetics, etc.)

   ii. Artist studio for the production of arts, crafts, videography and photography arts, but not including an audio recording studio

   iii. Teacher or tutor, including a music, dance or academics teacher

   iv. Business and professional offices other than a medical, dental or chiropractic office or veterinary practitioner

   v. Dressmaker, tailor or seamstress

   vi. Computer and handheld device repair

   vii. Barber, beautician, dietician, hair salon, massage therapist or reflexologist

   viii. Pet grooming

   ix. Day care or pre-school for not more than eight (8) children

2. A home business will not generate the need for more than one additional on-site parking space.

3. A home business that is located wholly within a dwelling unit will not exceed an area of more than 10% of the dwelling floor area. This does not apply to day care home businesses.

4. Home occupations are only permitted in the A1, A2, RR1, RR2, R1, R2, R3, RM1, and RM2 zones.

Home Industries

1. The following home industry activities and similar type activities are permitted:

   i. Welding shop

   ii. Carpentry shop

   iii. Repair of small scale appliances, mechanical equipment and electronic instruments

   iv. Metal working shop

   v. Small scale automotive repair

2. A home industry located wholly within a dwelling unit or in an accessory building will not exceed an area of more than 25% of the principal dwelling unit's floor area.

3. A home industry will not generate the need for more than two additional on-site parking spaces.

4. Home industries are only permitted in the A1, A2, RR1 and RR2 zones.

4.22 Suites

1. All suites must be must be registered with the District of Mackenzie and receive an annual Business Licence.

2. Suites shall be considered an accessory use to a single-detached dwelling and are only permitted on parcels containing a single-detached dwelling.

3. Only one suite per parcel is permitted in zones that permit suites as an accessory use.

4. The day-to-day or week-to-week occupancy of suites is prohibited. Suites may only be rented for periods longer than one month in duration.

5. One off-street parking space must be provided on-site for each suite located wholly or partially within a principal residential building, in addition to the required parking spaces for the principal residential use.

6. All suites must meet the BC Building Code requirements and pass inspection from the District's building inspector

7. Suites are not permitted on parcels that contain the following accessory uses:

   i. Bed and Breakfast

   ii. Home occupation

8. Suites shall not be subdivided or strata titled.

Amended by Bylaw No. 1517

9. Where lots are less than 1 hectare and not connected to community sewer infrastructure, only attached suites will be permitted as an Accessory Use.

Attached Suites

1. All attached suites must adhere to the following regulations:

   i. Be a minimum of 40 metres² in size and not exceed 90 metres² or 40% of the gross floor area of the principal dwelling.

   ii. Contain a separated private entrance from the primary entrance(s) of the principal dwelling as illustrated in Figure 17 below:

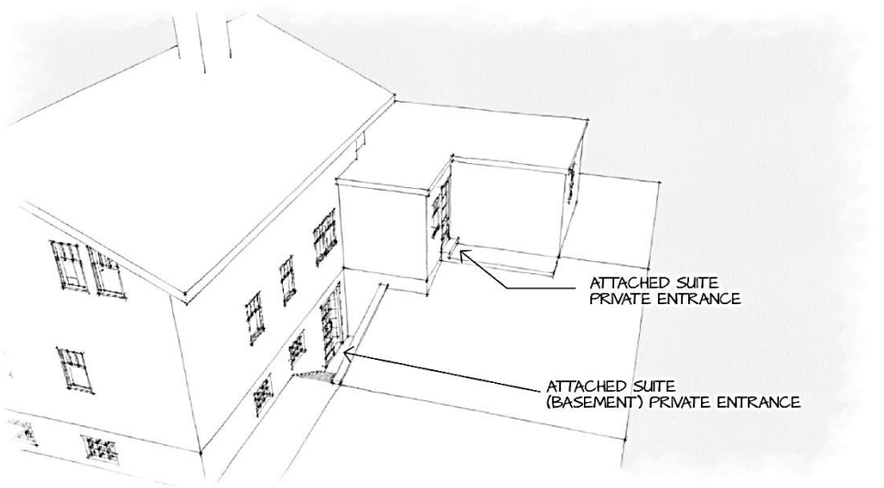


Figure 17 - Attached Suite

Detached Suites

1. All detached suites must adhere to the following regulations:

   i. Be connected to the water and sanitary sewer service of the principal dwelling.

   ii. Shall not exceed a gross floor area of 60 metres²

Amended by Bylaw No. 1517

   iii. Shall not exceed a height of 8.0 metres.

   iv. Shall be located in the rear yard, with the exception of a suite on top of an existing detached garage that has no portion of the garage in the front yard of the parcel.

   v. Shall be set back a minimum of 5.0 metres from rear of the principal dwelling, except detached suites on top of an existing detached garage.

Amended by Bylaw No. 1517

   vi. Shall be set back a minimum of 1.5 metres from the rear of the parcel.

   vii. Basements are prohibited in detached suites

   viii. Service cables including electrical, telephone and television will be buried underground if underground servicing is the normal practice in the neighborhood where the detached suite is located

4.23 Bee Keeping

1. Where permitted within a zone, every person keeping bees and the owner of any parcel of land on which bees are kept must comply with the following regulations:

   i. Provide adequate water to prevent the bees from seeking water from other sources, such as neighbourhood swimming pools, birdbaths, ponds or other bodies of water

ii. Take all reasonable measures to prevent swarming and aggressive behaviour by the bees

iii. If the bees swarm or show signs of aggressive behaviour, ensure that the bees are re-queened

iv. No more than two colonies of bees are permitted on a parcel having an area less than 1,100 metres²

v. No more than one colony of bees are permitted on a parcel having an area of less than 600 metres²

vi. A beehive is not permitted within 6.5 metres of any parcel line.

2. A valid permit must be obtained through the District of Mackenzie to operate a bee keeping operation.

4.24 Backyard Hen Enclosures

1. Where permitted within a zone, a backyard hen enclosure must, unless otherwise indicated in a zone, comply with the following regulations:

Amended by Bylaw No. 1378

i. Backyard hen enclosures must be clearly incidental and secondary to the use of the dwelling for residential purposes, and must be conducted by a resident of the parcel

ii. A maximum of four (4) hens may be kept.

iii. Backyard hen enclosures must be located in a fenced backyard and the dwelling unit must be between the backyard hen enclosure and the front parcel line

iv. A backyard hen enclosure must only use a pen and a coop as defined by this bylaw

v. The maximum size of a coop is 8.0 metres² in floor area and 2.0 metres in height

vi. The coop and the pen must be placed at least 4 metres from the exterior side parcel line, the interior side parcel line and the rear parcel line

2. A valid permit must be obtained through the District of Mackenzie in order to maintain a backyard hen enclosure

4.25 Service Stations

1. Where permitted within a zone, a service station operation must comply with the following regulations:

i. The height of any building or structure will not exceed 10.0 metres

ii. Building setbacks will be at least 7.5 metres from any highway and at least 3.0 metres from any other parcel line

iii. Service pumps or pump islands must be located not closer than 4.5 metres to any property line

iv. All servicing and servicing equipment, other than that normally carried out on a pump island, must be entirely enclosed within a building

v. The entire service area must be paved with a permanent surface of asphalt or concrete and any unpaved areas of the parcel must be landscaped and maintained, and separated from the paved area by a curb or other barrier

vi. All exterior lighting will deflect away from adjacent parcels

vii. All tires, automobile accessories and related goods must be located on pump islands or contained within a booth, rack or stand. A maximum of two outdoor merchandise display booths, racks or stands will be permitted on each service station parcel and must be located not less than 4.5 metres from any street line

viii. All surface water must be contained within the boundaries of the parcel

ix. Outdoor storage of machinery, equipment or vehicles in a state of disrepair shall not be permitted

x. On all parcel lines separating the parcel from a residential parcel, screening will be required to be at least 1.8 m in height, consisting of a masonry or uniformly coloured tight board fence of preservative treated materials

xi. All above-ground tanks shall be screened from view.

4.26 Industrial Camps

1. Where permitted within a zone, industrial camps must comply with the following regulations:

    i. Lodging in an industrial camp may only be provided to:

        a. Contractors or construction workers engaged in construction or maintenance activities related to the pulp mill site (Lot B, Plan PGP42628, District Lot 12478)

        b. Logging contractors or construction workers engaged in construction or maintenance activities for a use carried on a parcel zoned as M1-Light Industrial or M2-Heavy Industrial

        c. Participants and attendees of special events held within the District of Mackenzie when accommodation within the District of Mackenzie is at or exceeds 95% capacity

    ii. Meals provided in an industrial camp may only be provided to:

        a. Construction workers or contractors engaged in construction and maintenance activities lodged solely at the same industrial camp

        b. Logging contractors lodged at the same industrial camp

        c. Participants and attendees of special events lodged at the same industrial camp

    iii. Amenity space must be provided at a rate of:

        a. Outdoor amenity area space shall be provided at no less than 5.5 metres² for each bunk room

        b. Indoor amenity area space shall be provided at not less than 1.5 metres² for each bunk room

    iv. Industrial camps abutting any parcel zoned R, RM or C zone must provide screening and landscaping as outlined in section 4.13 of this Bylaw

4.27 Campgrounds

1. Where permitted within a zone, campgrounds must comply with the following regulations:

    i. Have a minimum parcel size of 4,000 metres² (0.4 hectares) and each campsite must be a minimum of 85 metres² in gross area and have a mean width of 6 metres

    ii. Have a maximum parcel coverage of 55%, with campsite areas being included in the parcel coverage

    iii. The maximum density of campsites shall not exceed a density of 75 campsites per gross hectare

    iv. Provide services for the disposal of all wastewater and human waste generated at the campground into the community sewer systems or into a private sewage disposal system in compliance with the *Public Health Act*

    v. Provide a service building that is equipped with at least one toilet, one washbasin, one sink, one shower and hot and cold water connections for every 20 campsites.

    vi. When calculating the number of service buildings to be provided, any fraction as a result of calculating the required amount of service buildings must be rounded up to the nearest whole number

    vii. Have all driveways and lanes within the campground surfaces with asphalt, crushed granular or other similar finishing materials

    viii. Contain no more than six (6) cabins on a single parcel with a campground as the principal use

2. Campgrounds may include the following accessory uses:

    i. Playgrounds, sport fields, outdoor amphitheaters and other similar outdoor recreational and gathering structures

    ii. One accessory dwelling unit for the occupancy of the caretaker of the campground that has a floor area no greater than 100 metres²

    iii. One administrative office for use related only to the operation of the campground that has a floor area no greater than 140 metres²

3. The development of skirting, accessory structures and other attached improvements to a recreational vehicle located in a campground is prohibited.

4. Skirting originally purchased as part of a recreational vehicle unit may be temporarily attached to a recreational vehicle.

5. Campground users may only reside in a recreational vehicle in a campground a maximum of 200 days in a calendar year.

6. Campgrounds may be in operation for 365 days in a single calendar year.

Amended by Bylaw No. 1414

7. Campgrounds owned, operated and maintained by the District for the purposes of providing recreation services to the community and visitors are not subject to these regulations.

Amended by Bylaw No. 1414

8. Campgrounds owned, operated and maintained by the District will include servicing, site design and accessory uses that meet the needs of campground users and are to the satisfaction of the District.

4.28 Retail Cannabis Sales

Amended by Bylaw No. 1401

1. Where permitted within a zone, Retail Cannabis Sales must comply with the following regulations:

2. Retail Cannabis Sales shall not be located within 300 metres (in a straight line from closest parcel line to closest parcel line) of Morfee Elementary or Mackenzie Secondary Schools.

3. Must not produce any offensive noise, vibration, traffic, smoke, dust, odour, glare, heat or electrical interference.

4.29 Personal Cannabis Cultivation

Amended by Bylaw No. 1401

1. Individuals who cultivate personal cannabis plants outdoors as permitted per the Cannabis Control and Licensing Act, must comply with the following regulations:

    i. Cannabis plants must be grown in the rear yard of a residential parcel that is fully enclosed by a fence.

    ii. Cannabis plants must be setback a minimum of 3.0 metres from any parcel line.

SECTION 5 Off-Street Parking and Loading Requirements

5.1 Parking and Storage in Residential Areas

1. Parking and storage of vehicles outside of a building in “R” zones shall be permitted as follows:

Amended by Bylaw No. 1409

i. One operating or licensed truck or commercial vehicle not exceeding 5,500 kg in weight as indicated on a present or past vehicle registration

ii. In rural residential zones, up to two operating or licensed trucks or commercial vehicles not exceeding 5,500 kg in weight each, as indicated on a present or past vehicle registration

iii. Any dismantled or wrecked automobile, unlicensed, inoperable, or derelict vehicle, truck, recreational vehicle, trailer or construction equipment may be parked or stored for a period of not more than fifteen consecutive days

iv. Trucks, commercial vehicles or equipment temporarily required for the ongoing construction, repair and servicing or maintenance of the premises

v. No parcel shall be used for the wrecking or storage of derelict vehicles or as a junkyard, unless the vehicle(s) are contained entirely within a garage or accessory building

vi. Parking and storing boats, recreational vehicles, licensed and unlicensed vehicles and trailers are permitted on parcels as follows:

a. Boats or vessels must not exceed a centre line length of 11 m

b. Recreational vehicles must not exceed a body length of 14 m

c. Trailers must not exceed a body length of 8 m

d. No more than two boats, two vessels, two recreational vehicles or trailers, or combination thereof, may be parked or stored in the Front Yard and Exterior Side Yard of a parcel.

e. Licensed vehicles, boats, vessels, recreational vehicles or trailers, or combination thereof, when parked or stored in the Front Yard or Exterior Side Yard of a parcel, must be parked on a driveway or improved driveway.

vii. No recreational vehicle, licensed or unlicensed vehicle, boat, vessel or trailer, or construction equipment may be parked or stored on land designated as a District of Mackenzie right-of-way.

5.2 Vehicle Storage

1. Except where specifically permitted as a provision of this bylaw, no parcel may be used for:

Amended by Bylaw No. 1409

i. The parking or storage of more than one motor vehicle, other than a farm vehicle or recreational vehicle, which is not completely enclosed in a building or structure and which does not have attached or affixed in the manner prescribed by the Motor Vehicle Act regulations:

a. Motor vehicle plates for the current license year issued in respect of that vehicle.

b. An interim vehicle license issued in respect of that vehicle pursuant to the Motor Vehicle Act regulations

ii. The storage of motor vehicle parts, unless contained entirely within a completely enclosed building

iii. The wrecking, storage or scrapping of derelict vehicles without a valid business license for this activity

iv. The use of a vacant lot for parking or the storing of unlicensed vehicles or vehicle parts

v. The parking or storage of any recreational vehicle on a property for the purpose of using it as a habitable dwelling unit

5.3 Parking Location

1. Off-street parking spaces for residential uses must be located on the same parcel or, only in the case of multi-family buildings and excluding disability parking, located on another parcel within 100 metres of the building served, provided the owner of the parcel on which the off-site parking is located grants a covenant, registerable under the *Land Title Act*, to the District of Mackenzie restricting the use of the parcel, in whole or in part, to off street parking.

2. Off-street parking spaces for classes of buildings other than residential dwellings or dwelling units may be located on the same parcel or on another parcel within 120 metres of the building it serves, provided the owner on which the off-site parking is located grants a covenant, registerable under the *Land Title Act*, to the District of Mackenzie restricting the use of that parcel, in whole or in part, to off-street parking.

3. Except in the case of dwellings located in single family residential zones, off-street parking spaces may be provided and used collectively by two or more buildings or uses, provided that the total number of parking spaces when used together is not less than the sum of the requirements for the various individual uses, and that such parking facilities shall be located not more than 100 metres from any building or use served by the parking spaces.

5.4 Development and Maintenance Standards

1. Regular and heavy truck, meaning for vehicles over a gross weight 9,100 kg, parking lot designs must be certified by a professional engineer to meet the standards and regulations set out by the District of Mackenzie and by provincial and federal legislation.

2. Off-street parking spaces shall be designed to minimize the backing out of vehicles onto a highway, other than for residentially zoned buildings and uses.

3. Adequate provision shall be made for individual access and egress by vehicles to all parking spaces at all times by means of unobstructed maneuvering aisles. Maneuvering aisles of not less than the following widths, as set out in Table 1, shall be provided.

Table 1 - Parking Lot Maneuvering Aisle Widths

Parking Angle in Degrees	Minimum Width of Aisle
61º to 90º	7 m
46º to 60º	6 m
45º or less	4 m

4. Each off-street parking space shall contain a rectangle measuring a minimum length of 5.8 m by a minimum width of 3.0 m, and for parallel parking the space shall be 7.5 m in length by a minimum width of 3.0 m.

5. All parking and loading areas shall be provided with adequate curbs in order to retain all vehicles within such permitted parking areas, and to ensure that required fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles.

6. All required parking areas in C-zones, RM zones and P1 zone shall be surfaced with asphalt, concrete or a compacted fine crushed granular material, so as to provide a trafficable surface which is durable and serviceable within 12 months following the occupation of a new structure. Alternative design standards are encouraged to allow for pervious materials to be used. A dirt or loose gravel surface is not acceptable.

7. All parking areas shall have individual parking spaces, maneuvering aisles, entrances and exits clearly marked.

8. Of the required number of parking spaces provided on a given site, a maximum of 20% may be designed to accommodate small car parking.

9. Lighting in parking facilities (covered or open) requiring twenty or more spaces will conform to the standards in Table 2.

Table 2 - Lighting Design Requirements

Lux (Minimum on Pavement)	Foot candles (Minimum on Pavement)	Uniformity Ratio (Average Minimum)
5	0.6	4:1

10. Lighting used to illuminate parking facilities shall be arranged so that direct rays of light are not directed or reflected upon adjacent properties.

11. Lighting design of parking facilities of twenty or more spaces must be certified by a professional engineer to meet the standards set out in Table 2. Lighting standards of access roads should match the adjacent highway lighting.

12. All off street parking areas shall apply proper drainage design to the satisfaction of the District.

5.5 Accessible Parking

1. In an instance where building or use on a parcel requires twenty (20) parking stalls or more, every off-street parking facility must provide 1% of the required stalls, with a minimum of one stall for the use of persons with physical limitations. Each stall must be:

    i. At least 4 m in width and at least 7.5 m in length
    ii. Located as close as possible to a main accessible building entrance
    iii. Clearly identified for the exclusive use of physically challenged persons
    iv. Must be connected to a main accessible building entrance by a paved and smooth path

5.6 Off-Street Parking Requirements

1. The number of off-street parking spaces for motor vehicles required for any use is calculated according to the Table 3 in which Column 1 lists the types of uses and Column 2 indicates the number of required off-street parking spaces that are to be provided for each use listed in Column 1.

2. In respect of a use permitted under this bylaw which is not specifically referred to in Column I of Table 3, the number of off-street parking is calculated on the basis of the requirements for a similar use that is listed in the table.

3. When calculating the number of off-street parking spaces to be provided, any fraction as a result of calculating the required amount of spaces must be rounded up to the nearest whole number.

4. Where more than one use is located on a parcel the total number of off-street parking spaces to be required shall be the sum total of the requirements for each use.

5. Where more than one use is located in a building the total number of off-street parking spaces required may recognize the mixed use and determine the number of spaces required based on the various portions of the building dedicated to each use.

6. Parking requirements for uses in the CD1 zone may receive up to a 50% reduction in the off-street parking requirements with the exception of any residential uses, which receive no reduction in off-street parking requirements.

Table 3 - Off-Street Parking Requirements

Column 1	Column 2
Use of a Building or Parcel	**Minimum Required Number of Spaces**
Residential	
Accessory dwelling unit	1 space per dwelling unit
Apartment	1 space per dwelling unit (bachelor unit) 1 spaces per dwelling unit (1 bedroom) 1 spaces per dwelling unit (2 plus bedrooms)

Amended by Bylaw No. 1517

	1 guest parking space per 10 dwelling units
Attached or detached suite	1 space per dwelling unit in addition to principal dwelling unit requirements
Bed and Breakfast	1 space per each bedroom used for accommodations in addition to principal dwelling unit requirements
Community Care Facility	1 space per employee plus 1 space per 5 beds
Daycare	1 space per every 4 children in addition to principal dwelling unit requirements
Duplex (Semi-Attached)	1 spaces per dwelling unit
Homed Based Business	1 space in addition to principal dwelling unit requirements
Home Industry	1 space in addition to principal dwelling unit requirements
Rowhouse or Townhouse	2 spaces per dwelling unit 1 guest parking space per 10 dwelling units
Single-detached dwelling	1 spaces per dwelling unit
Commercial	
Bakery	1 space per 15m² of floor area or 4, whichever is greater
Building supply	1 space per 90m² of floor area
Clubs, lodges, meeting halls	1 space per 20m² of floor area
Convenience store	1 space per 30m² of floor area
Daycare centre	1 space per every 4 children plus 1 per 2 employees
Gallery, studio	1 space per 25m² of floor area
Financial institution	1 space per 20m² of floor area
Greenhouse, nursery	1 space per 50m² of floor area
Health service establishment	2 spaces per exam room, chair or examination table
Hotel, motel	1.25 spaces per guest room
Laundromat, dry cleaner	1 space per 5 washing machines
Liquor store	1 space per 30m² of floor area
Office, professional or trade contractor	1 space per 30m² of floor area
Restaurant, neighbourhood pub	1 space per 5 seats
Retail store	1 space per 30m² of floor area
Service station	4 spaces per service bay or 1 per 50m² floor area, whichever is greater
Theater	1 space per 10 seats
Vehicle sales, automotive services and rental	1 space per 70m² of floor area plus 1 per 2 employees

Commercial uses not listed	1 space per 30m² of floor area
Industrial	
Automobile service	4 spaces per service bay or 1 per 50m², whichever is greater
Machine and equipment sales, rental and repair	1 space per 90m² of floor area plus 1 per 30m² of floor area of accessory retail and office
Manufacturing use	1 space per 90m² of floor area plus 1 per 30m² of floor area of accessory retail and office
Warehousing use, wholesale, storage	1 space per 100m² of floor area
Welding, machine or blacksmith shop	1 space per 90m² of floor area plus 1 per 30m of floor area of accessory retail and/ot office
Industrial facilities not listed	1 space per 90m² of floor area plus 1 per 30m² of floor area of accessory retail and/or office
Parks and Recreation/Institutional	
Assembly hall	1 space per 10 seats
Campground	1 space per campsite plus 1 additional space per 4 campsites
Civic uses	1 space per 30m² of floor area
Community care facility	1 space per employee plus 1 space per 5 beds
Place of worship	1 space per 10 seats
School	1 space per classroom plus 1 space per 2 employees
Recreational facility	1 space per 30m² of floor area
Parks and recreation/institutional uses not listed	1 space per 30m² of floor area

5.7 Loading Space Dimensions

1. Each off-street loading space required by this bylaw shall not be less than 9 m long, 3.7 m wide or have a vertical clearance of less than 3.7 m.

5.8 Off-Street Loading Requirements

1. In the case of mixed uses, the total requirements for off-street loading facilities will be the sum of the requirements for the various uses computed separately.

2. Where a building or structure contains more than one permitted use whose business hours of operation do not overlap, the total requirements for off-street loading facilities shall be the greatest number required for any of the individual uses.

3. On every parcel used as a retail store, office, industry, warehouse or other similar use, the minimum number of spaces will be as outlined in Table 4.

4. On every parcel used as an office building, place of public assembly, hospital, hotel, clubhouse or lodge, auditorium, public utility, school or other similar use, the minimum number of spaces will be as outlined below in Table 4.

Table 4 - Off-Street Loading Requirements

Column 1 Use of Building or Parcel	Column 2 Minimum loading spaces required
All retail stores, businesses, industries, warehouses or similar uses with a floor area:	
• less than 500m • 500m² to 2,000m² • 2,000m² to 5,000m²	**1** **2** **3**
All office building, place of public assembly, hospital, hotel, clubhouse or lodge, auditorium, public utility, school or other similar use:	
• Less than 3,000m² • 3,000m² to 5,000m² • Each additional 5,000m² or portion thereof	**1** **2** **1 additional**

SECTION 6 Establishment of Zones

6.1 Designation of Zones

1. All lands within the municipal boundary of the District of Mackenzie are divided into the zones listed in Table 5. The correct name of each zone is set out in Column 1, with the abbreviated symbol for each zone found in Column 2. Abbreviated symbols for zones are for convenience only.

Table 5 - List of Zones

Column 1	Column 2
Name of Zone	**Map Symbol**
Resource Zones	
Outdoor Recreation, Agriculture and Resource	**A1**
Agriculture	**A2**
Residential Zones	
Rural Residential 1	**RR1**
Rural Residential 2	**RR2**
Residential 1 (Single-Family Residential)	**R1**
Residential 2 (Two-Family Residential)	**R2**
Residential 3 (Compact Residential)	**R3**
Multi-Family Residential 1 (Low-Density)	**RM1**
Multi-Family Residential 2 (High-Density)	**RM2**
Multi-Family Residential 3	**RM3**
Mobile Home Park	**RM4**
Commercial Zones	
Comprehensive Development 1	**CD1**
General Commercial	**C1**
Service Commercial	**C2**
Industrial Zones	
Light Industrial	**M1**
Heavy Industrial	**M2**
Airport	**M3**
Public Use Zones	
Institutional	**P1**
Parks, Open Space and Recreation	**P2**

6.2 Location of Zones

1. The location of each zone is established on Schedule B, the Zoning Bylaw Map of this Bylaw.

6.3 Zone Boundaries

1. Where a zone boundary does not follow a legally defined parcel boundary, watercourse or highway, and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Zoning Bylaw Map.

2. Where a zone boundary is shown on Zoning Bylaw Map as following a highway, rail right-of-way, or watercourse, the centreline of the highway, rail right-of-way or watercourse shall be the zone boundary.

SECTION 7 Agricultural and Resource Zones

7.1 A1 – Outdoor Recreation, Agriculture and Resource Zone

The following uses and no others are permitted in the A1 Zone:

Principal Uses

i. Agriculture
ii. Agriculture, intensive
iii. Campground
iv. Cemetery
v. Civic use
vi. Commercial greenhouse
vii. Community garden
viii. Dwelling, single detached
ix. Feed and seed storage
x. Kennel
xi. Natural resource development
xii. Public use
xiii. Public utilities facility
xiv. Recreation, adventure
xv. Recreation, outdoor
xvi. Riding stable

Accessory Uses

i. Accessory building
ii. Farm garden stand
iii. Shipping container
iv. Suite, attached
v. Suite, detached

Regulations

On a parcel located in an area zoned A1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

COLUMN I	COLUMN II
1. Minimum parcel size for new subdivision	40,000 m^2 (4 ha)
2. Minimum parcel width	40.0 m
3. Minimum setback of principal building from:	
• Front parcel line	15.0 m
• Exterior side parcel line	15.0 m
• Interior side parcel line	15.0 m
• Rear parcel line	15.0 m
4. Minimum setback of accessory building from:	
• Front parcel line	15.0 m
• Exterior side parcel line	15.0 m
• Interior side parcel line	15.0 m
• Rear parcel line	15.0 m
5. Maximum building and structure height	
• Principal building and structures	12.2 m
• Accessory building	12.2 m
6. Maximum parcel coverage (all buildings)	10%
7. Maximum dwelling units per parcel	2

Other Regulations:

1. Accessory buildings and structures related to agricultural uses may have a maximum height up to 16.5 metres.

7.2 A2 – Agriculture Zone

The following uses and no others are permitted in the A2 Zone:

Principal Uses

i. Agriculture
ii. Commercial greenhouse
iii. Community garden
iv. Dwelling, single detached
v. Feed and seed storage
vi. Kennel
vii. Recreation, adventure
viii. Recreation, outdoor
ix. Riding stable
x. Winery & Cidery

Amended by Bylaw No. 1405

Accessory Uses

i. Accessory building
ii. Bed and breakfast
iii. Farm garden stand
iv. Home business
v. Home industry
vi. Suite, attached
vii. Suite, detached
viii. Shipping container

Regulations

On a parcel located in an area zoned A2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

COLUMN I	COLUMN II
1. Minimum parcel size for new subdivision	40,000 m^2 (4 ha)
2. Minimum parcel width	40.0 m
3. Minimum setback of principal building from:	
• Front parcel line	15.0 m
• Exterior side parcel line	15.0 m
• Interior side parcel line	15.0 m
• Rear parcel line	15.0 m
4. Minimum setback of accessory building from:	
• Front parcel line	15.0 m
• Exterior side parcel line	15.0 m
• Interior side parcel line	15.0 m
• Rear parcel line	15.0 m
5. Minimum principal building width	5.0 m
6. Maximum building and structure height	
• Principal building and structures	10.7 m
• Accessory building	9.2 m
7. Maximum parcel coverage (all buildings)	10%
8. Maximum dwelling units per parcel	2

Other Regulations:

1. Accessory buildings and structures related to agricultural uses may have a maximum height up to 16.5 metres.

SECTION 8 Residential Zones

8.1 RR1 – Rural Residential 1 Zone

The following uses and no others are permitted in the RR1 Zone:

Principal Uses

i. Dwelling, single detached

Accessory Uses

i. Accessory building
ii. Backyard hen enclosure
iii. Bee keeping
iv. Bed and breakfast
v. Hobby farm
vi. Home business
vii. Home industry
viii. Kennel
ix. Riding stable
x. Shipping container
xi. Suite, attached
xii. Suite, detached

Amended by Bylaw No. 1415

xiii. Rural Retail Store

Regulations

On a parcel located in an area zoned RR1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

COLUMN I	COLUMN II
1. Minimum parcel size for new subdivision	8,100 m^2 (0.81 ha)
2. Minimum parcel width	45.0 m
3. Minimum setback of principal building from:	
• Front parcel line	15.0 m
• Exterior side parcel line	10.5 m
• Interior side parcel line	10.5 m
• Rear parcel line	15.0 m
4. Minimum setback of accessory building from:	
• Front parcel line	30.0 m
• Exterior side parcel line	7.5 m
• Interior side parcel line	7.5 m
• Rear parcel line	7.5 m
5. Maximum building and structure height	
• Principal building and structures	10.7 m
• Accessory building	9.2 m
6. Maximum parcel coverage (all buildings)	10%
7. Maximum dwelling units per parcel	2

Other Regulations:

Accessory Buildings:

1. Only one accessory building or structure per parcel may have a height that exceeds 5.5 metres.

2. Accessory buildings that do not exceed 5.5 metres and height may be sited with the following setbacks:

i. Front parcel line – 15.0 metres

ii. Exterior side parcel line – 4.5 metres

iii. Interior side parcel line – 4.5 metres

iv. Rear parcel line – 4.5 metres

Backyard Hen Enclosures:

1. A parcel with a backyard hen enclosure must adhere to the livestock regulation in the District's Animal Control and Licensing Bylaw.

Hobby Farm:

1. A parcel containing a hobby farm as an accessory use must adhere to the livestock regulation in the District's Animal Control and Licensing Bylaw.

Shipping Containers:

1. A maximum of two shipping containers may be permitted on a parcel in the RR1 zone.

Amended by Bylaw No. 1415

Rural Retail Store:

1. A Rural Retail Store is only permitted on the parcel addressed as #1 Alberta Drive Property and identified as PID – 007-489-943.

2. A Rural Retail Store must be accessory to the principal use of the parcel.

3. A Rural Retail Store may be located partially or wholly within a single-detached dwelling or within an accessory building provided the floor area of the accessory building does not exceed 100 m^2 (1,076 square feet).

4. A Rural Retail Store located partially or wholly in a single-detached dwelling must have the residential component located behind or above the commercial use, have a separate residential entrance from the commercial use and the residential portion must have a minimum floor area of 67 m^2 (720 square feet).

8.2 RR2 – Rural Residential 2 Zone

The following uses and no others are permitted in the RR2 Zone:

Principal Uses

i. Agriculture
ii. Commercial greenhouse
iii. Dwelling, single detached

Accessory Uses

i. Accessory building
ii. Bed and breakfast
iii. Farm garden stand
iv. Hobby farm
v. Home business
vi. Home industry
vii. Kennel
viii. Riding stable
ix. Shipping container
x. Suite, attached
xi. Suite, detached

Regulations

On a parcel located in an area zoned RR2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

COLUMN I	COLUMN II
1. Minimum parcel size for new subdivision	20,000 m^2 (2 ha)
2. Minimum parcel width	30.0 m
3. Minimum setback of principal building from:	
• Front parcel line	15.0 m
• Exterior side parcel line	15.0 m
• Interior side parcel line	15.0 m
• Rear parcel line	15.0 m
4. Minimum setback of accessory building from:	
• Front parcel line	15.0 m
• Exterior side parcel line	15.0 m
• Interior side parcel line	15.0 m
• Rear parcel line	15.0 m
5. Minimum principal building width	5.0 m
6. Maximum building and structure height	
• Principal building and structures	10.7 m
• Accessory building	9.2 m
7. Maximum parcel coverage (all buildings)	10%
8. Maximum dwelling units per parcel	2

Other Regulations:

1. All livestock kept on a parcel in an RR2 zone must adhere to the District's Animal Control and Licensing Bylaw.

2. Accessory buildings and structures related to agricultural uses may have a maximum height up to 16.5 metres.

Shipping Containers:

A maximum of two (2) shipping containers may be permitted on a parcel in the RR2 zone.

8.3 R1 – Residential 1 Zone (Single-Family Residential)

The following uses and no others are permitted in the R1 Zone:

Amended by Bylaw No. 1435
Amended by Bylaw No. 1443

Principal Uses

i. Dwelling, single detached
ii. Transitional Housing
iii. Adaptive Housing
iv. Daycare Centre

Accessory Uses

i. Accessory building
ii. Backyard hen enclosure
iii. Bee keeping
iv. Bed and breakfast
v. Daycare
vi. Home business
vii. Suite, attached
viii. Suite, detached

Regulations

On a parcel located in an area zoned R1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

COLUMN I	COLUMN II
1. Minimum parcel size for new subdivision	557 m^2
2. Minimum parcel width	17.0 m
3. Minimum setback of principal building from:	
• Front parcel line	10.0 m
• Exterior side parcel line	3.5 m
• Interior side parcel line	1.2 m
• Rear parcel line	6.0 m
4. Minimum setback of accessory building from:	
• Front parcel line	6.0 m
• Exterior side parcel line	3.5 m
• Interior side parcel line	1.2 m
• Rear parcel line	1.2 m
5. Minimum principal building width	7.0 m
6. Maximum building and structure height	
• Principal building and structures	10.7 m
• Accessory building	4.8 m
7. Maximum parcel coverage (all buildings)	40%
8. Maximum dwelling units per parcel	2

Other Regulations:

Suites:

1. Detached suites in the R1 zone must be garden suites. Detached suites above a detached garage are not permitted.

Backyard Hen and Duck Enclosures & Bee Keeping:

1. Backyard hen enclosures and bee keeping are only permitted on parcels containing a single detached dwelling. A parcel with a backyard hen and duck enclosure must adhere to the livestock regulation in the District's Animal Control and Licensing Bylaw.

2. Backyard hen and duck enclosures and bee keeping are only permitted on parcels containing a single detached dwelling.

8.4 R2 – Residential 2 Zone (Two-Family Residential)

The following uses and no others are permitted in the R2 Zone:

Principal Uses

i. Dwelling, duplex
ii. Dwelling, semi-attached
iii. Dwelling, single detached
iv. Suite, attached
v. Suite, detached

Amended by Bylaw No. 1435

vi. Transitional Housing
vii. Adaptive Housing

Amended by Bylaw No. 1443

viii. Daycare Centre

Accessory Uses

i. Accessory building
ii. Backyard hen enclosure
iii. Bee keeping
iv. Daycare
v. Home business

Regulations

On a parcel located in an area zoned R2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

COLUMN I	COLUMN II
1. Minimum parcel size for new subdivision	557 m^2
2. Minimum parcel width	18.0 m
3. Minimum setback of principal building from:	
• Front parcel line	6.0 m
• Exterior side parcel line	3.5 m
• Interior side parcel line	1.2 m
• Rear parcel line	6.0 m
4. Minimum setback of accessory building from:	
• Front parcel line	15.0 m
• Exterior side parcel line	3.5 m
• Interior side parcel line	1.2 m
• Rear parcel line	1.2 m
5. Minimum principal building width (per dwelling unit)	6.0 m
6. Maximum building and structure height	
• Principal building and structures	10.7 m
• Accessory building	4.8 m
7. Maximum parcel coverage (all buildings)	40%
8. Maximum dwelling units per parcel	2

Other Regulations:

Suites:

1. Attached suites and detached suites in the form of garden suites are only permitted on parcels containing a single-detached dwelling.

Backyard Hen and Duck Enclosures & Bee Keeping:

1. Backyard hen enclosures and bee keeping are only permitted on parcels containing a single detached dwelling. A parcel with a backyard hen and duck enclosure must adhere to the livestock regulation in the District's Animal Control and Licensing Bylaw.

2. Backyard hen and duck enclosures and bee keeping are only permitted on parcels containing a single detached dwelling.

8.5 R3 – Residential 3 Zone (Compact Residential)

The following uses and no others are permitted in the R3 Zone:

Principal Uses

Amended by Bylaw No. 1435

i. Dwelling, single detached
ii. Transitional Housing
iii. Adaptive Housing

Accessory Uses

i. Accessory building
ii. Backyard hen enclosure
iii. Bee keeping
iv. Daycare
v. Home business

Regulations

On a parcel located in an area zoned R3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

COLUMN I	COLUMN II
1. Minimum parcel size for new subdivision	420 m^2
2. Minimum parcel width	12.0 m
3. Minimum setback of principal building from:	
• Front parcel line	6.0 m
• Exterior side parcel line	3.5 m
• Interior side parcel line	1.2 m
• Rear parcel line	3.0 m
4. Minimum setback of accessory building from:	
• Front parcel line	6.0 m
• Exterior side parcel line	3.5 m
• Interior side parcel line	1.2 m
• Rear parcel line	1.2 m
5. Minimum principal building width	7.0 m
6. Maximum building and structure height	
• Principal building and structures	10.7 m
• Accessory building	4.8 m
7. Maximum parcel coverage (all buildings)	45%
8. Maximum dwelling units per parcel	1

Other Regulations:

Amended by Bylaw No. 1503

Backyard Hen and Duck Enclosures & Bee Keeping:

3. Backyard hen enclosures and bee keeping are only permitted on parcels containing a single detached dwelling. A parcel with a backyard hen and duck enclosure must adhere to the livestock regulation in the District's Animal Control and Licensing Bylaw.

4. Backyard hen and duck enclosures and bee keeping are only permitted on parcels containing a single detached dwelling.

8.6 RM1 – Multi-family Residential Zone 1 (Low-Density)

The following uses and no others are permitted in the RM1 Zone:

Principal Uses

i. Dwelling, rowhouse
ii. Dwelling, townhouse
iii. Dwelling, triplex
iv. Transitional Housing
v. Adaptive Housing
vi. Supportive Housing

Amended by Bylaw No. 1435

Accessory Uses

i. Accessory building
ii. Home based business

Regulations

On a parcel located in an area zoned RM1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

COLUMN I	COLUMN II
1. Minimum parcel size for new subdivision	836 m^2
2. Minimum parcel width	24.0 m
3. Minimum setback of principal building from:	
• Front parcel line	7.5 m
• Exterior side parcel line	3.0 m
• Interior side parcel line	3.0 m
• Rear parcel line	7.5 m
4. Minimum setback of accessory building from:	
• Front parcel line	15.0 m
• Exterior side parcel line	6.0 m
• Interior side parcel line	3.5 m
• Rear parcel line	3.5 m
5. Minimum principal building width (per dwelling unit)	6.0 m
6. Maximum building and structure height	
• Principal building and structures	10.7 m
• Accessory building	4.8 m
7. Maximum parcel coverage (all buildings)	40%
8. Maximum gross density of dwelling units	37 units per hectare

Other Regulations:

Accessory Buildings:

1. All accessory buildings or structures must be setback a minimum of 1.8 metres from the rear of the principal building.

Amenity Area:

1. Outdoor amenity area space shall be provided at no less than 5.5 metres² for each dwelling unit.

2. Indoor amenity area space shall be provided at not less than 1.5 metres² for each dwelling unit in an apartment building. This does not apply to row house or townhouse dwellings.

8.7 RM2 – Multi-family Residential Zone 2 (High-Density)

The following uses and no others are permitted in the RM2 Zone:

Principal Uses

i. Apartment
ii. Dwelling, row house
iii. Dwelling, townhouse
iv. Transitional Housing
v. Adaptive Housing

Amended by Bylaw No. 1435

Accessory Uses

i. Accessory building
ii. Home based business

Regulations

On a parcel located in an area zoned RM2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

COLUMN I	COLUMN II
1. Minimum parcel size for new subdivision	836 m^2
2. Minimum parcel width	24.0 m
3. Minimum setback of principal building from:	
• Front parcel line	7.5 m
• Exterior side parcel line	3.0 m
• Interior side parcel line	3.0 m
• Rear parcel line	7.5 m
4. Minimum setback of accessory building from:	
• Front parcel line	15.0 m
• Exterior side parcel line	6.0 m
• Interior side parcel line	3.5 m
• Rear parcel line	3.5 m
5. Minimum principal building width	
• For rowhouse or townhouse (per dwelling unit)	6.0 m
6. Maximum building and structure height	
• Townhouse and row house	10.7 m
• Apartment	30.0 m
• Accessory building	4.8 m
7. Maximum parcel coverage (all buildings)	50%
8. Maximum gross density of dwelling units	75 units per hectare

Other Regulations:

Accessory Buildings:

1. All accessory buildings or structures must be setback a minimum of 1.8 metres from the rear of the principal building.

Amenity Area:

1. Outdoor amenity area space shall be provided at no less than 5.5 $metres^2$ for each dwelling unit.

2. Indoor amenity area space shall be provided at not less than 1.5 $metres^2$ for each dwelling unit in an apartment building. This does not apply to row house or townhouse dwellings.

8.8 RM3 – Multi-family Residential Zone 3

The following uses and no others are permitted in the RM3 Zone:

Principal Use

Amended by Bylaw No. 1435

i. Dwelling, row house
ii. Dwelling, townhouse
iii. Transitional Housing
iv. Adaptive Housing

Accessory Uses

i. Accessory building
ii. Daycare
iii. Home based business

Regulations

On a parcel located in an area zoned RM3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

COLUMN I	COLUMN II
1. Minimum parcel size for new subdivision	220 m^2
2. Minimum parcel width	6.0 m
3. Minimum setback of principal building from:	
• Front parcel line	6.0 m
• Exterior side parcel line	3.0 m
• Interior side parcel line	3.0 m
• Rear parcel line	7.0 m
4. Minimum setback of accessory building from:	
• Front parcel line	6.0 m
• Exterior side parcel line	6.0 m
• Interior side parcel line	3.5 m
• Rear parcel line	1.2 m
5. Minimum principal building width	
• For rowhouse (per dwelling unit)	6.0 m
• For townhouse (per dwelling unit)	6.0 m
6. Maximum building and structure height	
• Principal building	10.7 m
• Accessory building	4.8 m
7. Maximum parcel coverage (all buildings)	55%
8. Maximum gross density of dwelling units	42 units per hectare

Other Regulations:

Accessory Buildings:

1. All accessory buildings or structures must be setback a minimum of 1.8 metres from the rear of the principal building.

Amenity Area:

1. Outdoor amenity area space shall be provided at no less than 5.5 metres² for each dwelling unit.

2. Indoor amenity area space shall be provided at not less than 1.5 metres² for each dwelling unit in an apartment building. This does not apply to row house or townhouse dwellings.

8.9 RM4 – Mobile Home Park Zone

The following uses and no others are permitted in the RM4 Zone:

Principal Uses

i. Manufactured home park

Accessory Uses

i. Accessory building
ii. Accessory dwelling unit
iii. Daycare
iv. Home business

Regulations

For regulations pertaining to manufactured home parks refer to the District of Mackenzie Mobile Home Park Bylaw.

SECTION 9 Commercial Zones

9.1 CD1 – Comprehensive Development 1 Zone

The following uses and no others are permitted in the CD1 Zone:

Principal Uses

i. Apartment
ii. Civic use
iii. Community care facility
iv. Convenience store
v. Cultural facility
vi. Dwelling, row house
vii. Dwelling, townhouse
viii. Entertainment services
ix. Farmers market
x. Financial institution
xi. Hotel
xii. Liquor store
xiii. Neighbourhood pub
xiv. Office, professional
xv. Parking facility
xvi. Personal service establishment
xvii. Recreation facility
xviii. Restaurant
xix. Retail store
xx. School
xxi. Theater

Amended by Bylaw No. 1401

xxii. Retail Cannabis Sales

Amended by Bylaw No. 1405

xxiii. Brewery & Distillery, Minor
xxiv. Winery & Cidery
xxv. Daycare Centre

Amended by Bylaw No. 1427

Accessory Uses

i. Accessory building
ii. Accessory dwelling unit

Regulations

On a parcel located in an area zoned CD1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

COLUMN I	COLUMN II
1. Minimum parcel size for new subdivision	
• For a hotel	557 m²
• For a Parking facility	929 m²
• For all other uses	139 m²
2. Minimum parcel width	6.0 m
3. Minimum setback of principal building from:	
• Front parcel line	0.0 m
• Exterior side parcel line	0.0 m
• Interior side parcel line	0.0 m
• Rear parcel line	1.2 m
4. Minimum setback of accessory building from:	
• Front parcel line	0.0 m
• Exterior side parcel line	0.0 m
• Interior side parcel line	0.0 m
• Rear parcel line	1.2 m
5. Minimum principal building width	

• For rowhouse (per dwelling unit) • For townhouse (per dwelling unit)	6.0 m 6.0 m
6. Maximum building and structure height • Principal building and structures • Accessory building	 13.7 m 8.3 m
7. Maximum parcel coverage (all buildings)	100%
8. Maximum gross density of dwelling units	75 units per hectare

Other Regulations:

Standalone Residential:

1. Any standalone residential development in the CD1 zone must adhere to the RM2 requirements with the exception of the following requirements:

    i. Minimum front setback 5.0 metres
    ii. Maximum parcel coverage 75%

Mixed-Use Residential:

1. Mixed-use residential development may be permitted in the CD1 zone, provided that it meets the following provisions:

    i. The residential use is an apartment
    ii. The apartment shall be combined with a permitted commercial use in the CD1 zone
    iii. All apartment dwelling units shall be located above the commercial use
    iv. All dwellings units shall be contained within the principal building
    v. Access to the apartment dwelling units shall not be provided from within the commercial use
    vi. All apartment dwelling units most share a common access or accesses

Setback from Mackenzie Boulevard:

1. All buildings and structures shall be setback a minimum of 13.7 metres from the Mackenzie Boulevard right-of-way.

Setback from abutting zones:

1. All buildings or structures must have the following setbacks if abutting a P1, R1, R2, R3, RM1 or RM2 zone:

    i. Front 1.5 metres
    ii. Interior side 6.0 metres
    iii. Exterior side 6.0 metres
    iv. Rear 6.0 metres

9.2 C1 – General Commercial Zone

The following uses and no others are permitted in the C1 Zone:

Principal Uses

Amended by Bylaw No. 1405

i. Assembly hall
~~ii. Brewery and distillery operation~~
iii. Business and instructional school
iv. Civic Use
v. Clubs, lodges, meeting halls
vi. Community care facility
vii. Convenience store
viii. Cultural facility
ix. Daycare centre
x. Entertainment services
xi. Farmers market
xii. Financial institutions
xiii. Health service establishment
xiv. Hotel
xv. Laundromat and dry cleaner
xvi. Liquor store
xvii. Motel
xviii. Office, professional
xix. Pawn shop
xx. Personal service establishment
xxi. Recreation facility
xxii. Restaurant
xxiii. Retail printing establishment
xxiv. Retail store
xxv. School
xxvi. Service Station
xxvii. Transportation Terminal

Amended by Bylaw No. 1401

xxviii. Retail Cannabis Sales

Amended by Bylaw No. 1405

xxix. Brewery & Distillery, Minor
xxx. Winery & Cidery

Amended by Bylaw No. 1416

xxxi. Restaurant drive through

Accessory Uses

i. Accessory building
ii. Accessory dwelling unit

Regulations

On a parcel located in an area zoned C1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

COLUMN I	COLUMN II
1. Minimum parcel size for new subdivision	
• For a hotel	550 m²
• For a Parking facility	920 m²
• For all other uses	130 m²
2. Minimum parcel width	6.0 m
3. Minimum setback of principal building from:	
• Front parcel line	6.0 m
• Exterior side parcel line	6.0 m
• Interior side parcel line	3.0 m
• Rear parcel line	3.0 m
4. Minimum setback of accessory building from:	
• Front parcel line	6.0 m
• Exterior side parcel line	6.0 m
• Interior side parcel line	3.0 m

• Rear parcel line	3.0 m
5. Maximum building and structure height • Principal building • Accessory building	 12.2 m 8.0 m
6. Maximum parcel coverage (all buildings)	100%

Other Regulations:

Setback from Mackenzie Boulevard:

1. All buildings and structures shall be setback a minimum of 13.7 metres from the Mackenzie Boulevard right-of-way.

9.3 C2 – Service Commercial Zone

The following uses and no others are permitted in the C2 Zone:

Principal Uses

i. Auction sales
ii. Automobile sales and servicing
~~iii. Brewery and distillery operation~~ Amended by Bylaw No. 1405
iv. Building supply establishment
v. Car and truck wash
vi. Car rental agency
vii. Casino, class 1
viii. Commercial greenhouse
ix. Convenience store
x. Daycare centre
xi. Funeral home
xii. Health service establishment
xiii. Hotel
xiv. Laundromat and dry cleaner
xv. Liquor store
xvi. Machine and equipment sales
xvii. Motel
xviii. Office, trade contractor
xix. Parking facility
xx. Recycling centre
xxi. Restaurant, drive-through
xxii. Retail printing establishment
xxiii. Service station
xxiv. Storage yard
xxv. Transportation terminal
xxvi. Veterinary hospital
xxvii. Retail Cannabis Sales Amended by Bylaw No. 1401
xxviii. Brewery & Distillery, Minor Amended by Bylaw No. 1405
xxix. Winery & Cidery Amended by Bylaw No. 1461
xxx. Assembly Hall
xxxi. Clubs, Lodges, Meeting Halls

Accessory Uses

i. Accessory building
ii. Accessory dwelling unit
~~iii. Shipping container~~ Amended by Bylaw No. 1378

Regulations

On a parcel located in an area zoned C2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

COLUMN I	COLUMN II
1. Minimum parcel size for new subdivision	
• For a hotel	557.0 m^2
• For a motel	929.0 m^2
• For a service station	557.0 m^2
• For all other uses	139.4 m^2
2. Minimum parcel width	6.0 m
3. Minimum setback of principal building from:	
• Front parcel line	6.0 m
• Exterior side parcel line	6.0 m
• Interior side parcel line	3.0 m
• Rear parcel line	3.0 m
4. Minimum setback of accessory building from:	
• Front parcel line	6.0 m

• Exterior side parcel line • Interior side parcel line • Rear parcel line	6.0 m 3.0 m 3.0 m
5. Maximum building and structure height • Principal building • Accessory buildings	 12.2 m 8.0 m
6. Maximum parcel coverage (all buildings)	45%

Other Regulations:

Accessory Buildings:

1. All accessory buildings or structures must be setback a minimum of 1.8 metres from the rear of the principal building.

Setback from Mackenzie Boulevard:

1. All buildings and structures shall be setback a minimum of 13.7 metres from the Mackenzie Boulevard right-of-way.

SECTION 10 Industrial Zones

10.1 M1 – Light Industrial Zone

The following uses and no others are permitted in the M1 Zone:

Principal Uses

i. Aggregate storage and processing
ii. Auction sales
iii. Automobile sales and servicing
iv. Automobile wrecking yard
Amended by Bylaw No. 1405 ~~v. Brewery and distillery operation~~
vi. Building supply establishment
vii. Bulk fuelling station
viii. Car and truck wash
ix. Commercial storage
x. Feed and seed storage
xi. Food processing
xii. Kennel
xiii. Machine and equipment sales
xiv. Manufacturing, light
xv. Office, trade contractor
xvi. Printing establishment
xvii. Recycling centre
xviii. Salvage yard
xix. Service station
xx. Storage yard
xxi. Transportation terminal
xxii. Warehousing
xxiii. Veterinary hospital
Amended by Bylaw No. 1401 xxiv. Cannabis Operation
Amended by Bylaw No. 1405 xxv. Brewery & Distillery, Major
xxvi. Winery & Cidery
xxvii. Agriculture
xxviii. Agriculture Intensive
Amended by Bylaw No. 1464 xxix. Commercial Greenhouse

Accessory Uses

i. Accessory building
ii. Accessory dwelling unit
iii. Shipping container
iv. Farm and Garden Stand

Regulations

On a parcel located in an area zoned M1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

COLUMN I	COLUMN II
1. Minimum parcel size for new subdivision	900.0 m²
2. Minimum parcel width	15.0 m
3. Minimum setback of principal building from:	
• Front parcel line	12.2 m
• Exterior side parcel line	3.5 m
• Interior side parcel line	3.5 m
• Rear parcel line	6.0 m
4. Minimum setback of accessory building from:	
• Front parcel line	12.2 m
• Exterior side parcel line	3.5 m
• Interior side parcel line	3.5 m
• Rear parcel line	3.5 m

5. Maximum building and structure height	
• Principal building and structures	13.7 m
• Accessory building	12.2 m
6. Maximum parcel coverage (all buildings)	
• For a service station	45%
• For all other uses	75%

Other Regulations:

Shipping Containers:

1. Parcels in the M1 zone are permitted up to four (4) shipping containers for storage purposes on a single parcel.

10.2 M2 – Heavy Industrial Zone

The following uses and no others are permitted in the M2 Zone:

Principal Uses

i. Aggregate storage and processing
ii. Automobile wrecking yard
iii. Bulk fuelling station
iv. Industrial camp
v. Kennel
vi. Manufacturing, heavy
vii. Natural resource development
viii. Rail Yard
ix. Salvage yard

Amended by Bylaw No. 1401

x. Cannabis Operation
xi. Brewery & Distillery, Minor
xii. Winery & Cidery

Accessory Uses

i. Accessory building
ii. Shipping container

Regulations

On a parcel located in an area zoned M2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

COLUMN I	COLUMN II
1. Minimum parcel size for new subdivision	1,800 m²
2. Minimum parcel width	24.0 m
3. Minimum setback of principal building from:	
• Front parcel line	12.0 m
• Exterior side parcel line	12.0 m
• Interior side parcel line	12.0 m
• Rear parcel line	12.0 m
4. Minimum setback of accessory building from:	
• Front parcel line	12.0 m
• Exterior side parcel line	12.0 m
• Interior side parcel line	12.0 m
• Rear parcel line	12.0 m
5. Maximum building and structure height	
• Principal building and structures	40.0 m
• Accessory building	8.3 m
6. Maximum parcel coverage (all buildings)	75%

Other Regulations:

Shipping Containers:

1. Parcels in the M2 zone are permitted up to five shipping containers for storage purposes on a single parcel.

10.3 M3 – Airport Zone

The following uses and no others are permitted in the M3 Zone:

Principal Uses

i. Airport terminal
ii. Aircraft storage, sales, rental and repair
iii. Aviation fuel sales
iv. Aviation training and trade schools
v. Car rental agency
vi. Civic use
vii. Office, professional
viii. Restaurant

Accessory Uses

iii. Accessory building
iv. Shipping container

Regulations

On a parcel located in an area zoned M3, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

COLUMN I	COLUMN II
1. Minimum parcel size for new subdivision	139.0 m²
2. Minimum parcel width	6.0 m
3. Minimum setback of principal building from:	
• Front parcel line	6.0 m
• Exterior side parcel line	1.2 m
• Interior side parcel line	1.2 m
• Rear parcel line	1.2 m
4. Minimum setback of accessory building from:	
• Front parcel line	6.0m
• Exterior side parcel line	1.2 m
• Interior side parcel line	1.2 m
• Rear parcel line	1.2 m
5. Maximum building and structure height	
• Principal building and structures	12.2 m
• Accessory building	8.3 m
6. Maximum parcel coverage (all buildings)	75%

Other Regulations:

Shipping Containers:

1. Parcels in the M3 zone are permitted up to one (1) shipping container for storage purposes on a single parcel.

SECTION 11 Public Use Zones

11.1 P1 – Institutional Zone

The following uses and no others are permitted in the P1 Zone:

Principal Uses

i. Assembly hall
ii. Civic use
iii. Community care facility
iv. Cultural facility
v. Daycare Centre
vi. Emergency protective services
vii. Hospital
viii. Health service establishment
ix. Place of worship
x. Public utilities facility
xi. Recreation facility
xii. School

Accessory Uses

i. Accessory building

Regulations

On a parcel located in an area zoned P1, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

COLUMN I	COLUMN II
1. Minimum parcel size for new subdivision	
• For a school	9,924 m²
• For all other uses	929 m²
2. Minimum parcel width	18.0 m
3. Minimum setback of principal building from:	
• Front parcel line	6.0 m
• Exterior side parcel line	3.5 m
• Interior side parcel line	3.0 m
• Rear parcel line	6.0 m
4. Minimum setback of accessory building from:	
• Front parcel line	12.0 m
• Exterior side parcel line	3.5 m
• Interior side parcel line	3.5 m
• Rear parcel line	6.0 m
5. Maximum building and structure height	
• Principal building and structures	12.2 m
• Accessory building	8.3 m
6. Maximum parcel coverage (all buildings)	50%

Shipping Containers:

1. Parcels in the P1 zone are permitted no more than one (1) shipping container for storage purposes on a single parcel.

11.2 P2 – Parks, Open Space and Recreation Zone

The following uses and no others are permitted in the P2 Zone:

Principal Uses

i. Campground
ii. Cemetery
iii. Farmers market
iv. Golf course
v. Park
vi. Park, nature
vii. Recreation, outdoor

Accessory Uses

i. Accessory building
ii. Accessory dwelling unit
iii. Farm garden stand
iv. Shipping container

Regulations

On a parcel located in an area zoned P2, no building or structure shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below.

COLUMN I	COLUMN II
1. Minimum parcel size for new subdivision	929 m²
2. Minimum parcel width	18.0 m
3. Minimum setback of principal building from:	
• Front parcel line	6.0 m
• Exterior side parcel line	3.5 m
• Interior side parcel line	3.0 m
• Rear parcel line	6.0 m
4. Minimum setback of accessory building from:	
• Front parcel line	12.0 m
• Exterior side parcel line	3.5 m
• Interior side parcel line	3.5 m
• Rear parcel line	6.0 m
5. Maximum building and structure height	
• Principal building and structures	12.2 m
• Accessory building	8.3 m
6. Maximum parcel coverage (all buildings)	50%

Shipping Containers:

1. Parcels in the P2 zone are permitted up to two (2) shipping containers for storage purposes on a single parcel.